

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Strategic Direction / City Economy Knowledge and Prosperity / General CEKP	Richard Murcott	322.13	Oppose	<p>Considers that an enduring, prosperous city will be a liveable city that values character and heritage, and be successful at getting this balance right.</p> <p>Considers that the PDP is attempting to achieve or enable both a solution for the need for more housing as well as encouraging more affordable housing, including by the removal of panning protections in character neighbourhoods. The extent to which blanket upzoning of character and heritage zoning will provide any solution for affordable housing is doubtful because high land values in Thorndon mean private developments will be high-priced.</p> <p>Considers that the PDP is confusing and feels like an inappropriate response to the problem. It is a response that jeopardises aspects of areas of residential Thorndon that are highly desirable and valued by the community, city and nation (especially being in the Capital). The PDP is not adequately protecting the uniqueness of the city (i.e. significant parts of residential Thorndon has protections removed by this PDP).</p> <p>Considers that as it stands, the PDP may allow unintended consequences, and this is avoidable.</p> <p>[Refer to original submission for full reason]</p>	Seeks that the Council changes the incentives for significant property owners in the city to improve existing land use, by using levers outside of the District Plan and recognises the values of the character of the inner residential suburbs.
Strategic Direction / City Economy Knowledge and Prosperity / General CEKP	Yvonne Weeber	340.7	Amend	Considers that the CEKP chapter should reference the need to change our present economic model to reduce climate change.	Seeks that the 'City Economy, Knowledge and Prosperity' chapter reference the need to change the current economic model to reduce climate change.
Strategic Direction / City Economy Knowledge and Prosperity / General CEKP	Restaurant Brands Limited	349.6	Support	Support	Retain CEKP – Te Ohaoha, Mōhiotanga me te Taurikura ā-Tāone - City Economy, Knowledge and Prosperity as notified.
Strategic Direction / City Economy Knowledge and Prosperity / General CEKP	Guardians of the Bays	452.6	Amend	The Strategic Direction- City Economy, Knowledge and Prosperity chapter needs to reference the need to change our present economic model to reduce climate change.	Seeks that the City Economy, Knowledge and Prosperity chapter is amended to incorporate references to the need to change our present economic model to reduce climate change
Strategic Direction / City Economy Knowledge and Prosperity / New CEKP	Horokiwi Quarries Ltd	271.16	Amend	Considers that there is an absence of policy recognition within the PDP of a new quarry site, or expansion of an existing site outside the Quarry Zone. Given the importance of quarries to the city and region, Horokiwi would support policy recognition outside the Special Purpose Quarry zone, and specific to the strategic objectives, the provision of a strategic objective which recognises the benefits of mineral utilisation. Such a policy would be consistent with the Greater Wellington Regional Council Proposed Natural Resources Plan Policy 12A, and the Regional Policy Statement Policy 60.	<p>Add new strategic objective as follows:</p> <p><u>CEKP-O6:</u></p> <p><u>When considering proposals that relate to the use of the Region's mineral resources, particular regard will be given to the benefits from the utilisation of those resources in the form of quarrying activities.</u></p>
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O1	Woolworths New Zealand	359.9	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain Objective CEKP-O1 (A range of commercial and mixed use environments...) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O1	Kāinga Ora Homes and Communities	391.51	Support	Objective CEKP-O1 is generally supported.	Retain Objective CEKP-O1 (A range of commercial and mixed use environments...) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O1	Investore Property Limited	405.25	Support	<p>Supports the provision of a range of commercial and mixed-use environments.</p> <p>The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments [Refer to original submission for full reason].</p>	Retain CEKP-O1 (Strategic Objectives) as notified.

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Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O1	Wellington International Airport Ltd	406.49	Support in part	<p>Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs.</p> <p>While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated.</p> <p>[See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]</p>	Retain CEKP-O1 (Strategic Objectives) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O1	Willis Bond and Company Limited	416.19	Support	Supports the intent of CEKP-O1.	Retain CEKP-O1 (A range of commercial and mixed use environments are provided...) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O1	Stride Investment Management Limited	470.9	Support	Supports CEKP-O1 (A range of commercial and mixed use environments...).	Retain as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Woolworths New Zealand	359.10	Oppose in part	<p>Considers that objectives and rationale in the CEKP chapter are concerning, as there is not sufficient information to determine whether the PDP achieves its growth objectives, namely UFD-O5 which states "sufficient land development capacity is available to meet the short-, medium- and long-term business land needs of the City, as identified in the Wellington Regional Housing and Business Capacity Assessment."</p> <p>The PDP states that it has been prepared based on the Housing and Business Development Capacity Assessment – which cites that "the City will require up to 24ha of land that would accommodate 78ha of floor space for future business development and activities over the next 30 years", based on the Council's population growth estimates.</p> <p>The 'supporting documents' page for the PDP provides a link through to the Regional Housing & Business Development Capacity Assessment 2022. A review of this indicates that so far analysis has only been completed with respect to housing development capacity and that a revision of this assessment will include business land but that analysis will not be completed until June 2024, in such time to inform the 2024 Long-Term Plans and a Future Development Strategy for the Wellington Region. Woolworths considers that there appears to be a timeframe misalignment in that the PDP will be adopted prior to the Business Development Capacity Assessment being undertaken and it is unclear therefore how Council has determined that sufficient areas of land within the various commercial and mixed-use zones (including Centres) have been provided for within the PDP.</p> <p>It is assumed that the PDP has been developed in response to the assessment undertaken in 2019 (as referenced in the Retail and Market Assessment - Sense Partners and Colliers November 2020) which identified a requirement for 49,992m2 of retail floorspace to 2047 (noting that this assessment was undertaken prior to the Covid-19 pandemic).</p>	<p>Seeks that more information is provided to determine whether the PDP achieves its own growth objectives in the City Economy Knowledge and Prosperity chapter.</p> <p>[Inferred decision requested]</p>
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Woolworths New Zealand	359.11	Amend	<p>Considers that the wording in CEKP-O2 should be amended to include passers-by activity. Neighbourhood Centres serve passers-by as well as their immediate residential neighbourhood. This wording is consistent with the current wording proposed in NCZ-P2 "Enable a range of activities that contribute positively to the purpose of the Zone and meet the convenience needs of the immediate neighbourhood and passers-by:" and as such this insertion ensures that the Part 3 NCZ provisions are in line with the matters at Part 2. Amending this objective as such would make it adaptive and responsive to evolving retailing, and achieve the best outcomes for the City and its communities.</p>	<p>Amend Objective CEKP-O2 (The City maintains a hierarchy of centres...) as follows:</p> <p>...</p> <p>4. Neighbourhood Centres - these centres service the immediate residential neighbourhood <u>and passers-by</u> and offer <u>generally</u> small-scale convenience-based retail for day-to-day needs. These centres are generally for small commercial clusters and community services. Neighbourhood Centres are accessible by public transport and active transport modes.</p>

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Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Waka Kotahi	370.51	Amend	Considers this objective should also include a description of the “commercial zone” and spell out expectations around access and connectivity for that zone.	Seeks to include a description of the anticipated role and function of the commercial zone.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Argosy Property No. 1 Limited	383.11	Support	Supports the Centres hierarchy and the recognition of the City Centre as the primary centre for the wider region. Supports the Proposed Plan to the extent that it provides for and supports the vibrancy of the city centre	Retain Objective CEKP-O2 as notified
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Kāinga Ora Homes and Communities	391.52	Support in part	Objective CEKP-O2 is generally supported.	Retain Objective CEKP-O2 (The City maintains a hierarchy of centres...) with amendment.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Kāinga Ora Homes and Communities	391.53	Amend	Considers that Objective CEKP-O2 should be amended to introduce the Town Centre Zone within the centres hierarchy and differentiates between the scale, role and function of Town and Local Centres to achieve consistency with the National Planning Standards, and better reflect growth outcomes and the role and function of centres within the urban environment.	Amend Objective CEKP-O2 (The City maintains a hierarchy of centres...) as follows: The City maintains a hierarchy of centres based on their role and function, as follows: ... <u>3. Town Centres – these centres service the surrounding suburbs. Town centres contain a range of commercial, community, recreational and entertainment activities. Town Centres are well-connected to the City’s public transport network and active transport modes are also provided for. Town Centres will play a role in accommodating and servicing the needs of the existing and forecast population growth that is complementary to the City Centre and Metropolitan Centre Zones. This intensification is due to the capacity of the area to absorb more high-density housing with enablers of growth such as offering a walkable access to public transport, community facilities and services; and</u> 3 <u>4. Local Centres – these centres service the surrounding residential catchment and neighbouring suburbs. Local Centres contain a range of commercial, community, recreational and entertainment activities. Local Centres are well-connected to the City’s public transport network and active transport modes are also provided for. Local Centres will play a role in accommodating and servicing the needs of the existing and forecast population growth that is complementary to the City Centre, and Metropolitan Centre, and Town Centre Zones. This intensification is due to the capacity of the area to absorb more medium density housing with enablers of growth such as walkable access to public transport, and community facilities and services and;</u> 4 <u>5. Neighbourhood Centres - ...</u>
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Investore Property Limited	405.26	Support	Supports the recognition of the regional significance of the Metropolitan Centres of Johnsonville and Kilbirnie under CEKP-O2 as major live-work hubs, The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments [Refer to original submission for full reason].	Retain CEKP-O2 (Strategic Objectives) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Willis Bond and Company Limited	416.20	Support	Supports the intent of CEKP-O2.	Retain CEKP-O2 (The City maintains a hierarchy of centres based on their role and function...) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	Stride Investment Management Limited	470.10	Support	Supports CEKP-O2 (The City maintains a hierarchy of centres based on their role..).	Retain as notified.

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Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O2	The Thorndon Society Inc	487.1	Amend	Considers that business activities should be constrained to the City Centre to keep the city vibrant and to restrict businesses from pushing out residential accommodation	Amend CEKP-O2 (The City maintains a heirarchy of centres ...) as follows: ... 2. Metropolitan Centres ... Intensification for housing and business needs will be enabled in these locations, to complement the City Centre; 3. Local Centres ...
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O3	Woolworths New Zealand	359.12	Amend	Considers that the wording in CEKP-O3 should be amended to enable a centres plus approach, by contemplating commercial activities outside of the Centres zones and beyond the Mixed Use and Industrial zones as currently proposed. This amendment now accommodates the inclusion of these activities in the Commercial zone and Residential zones – both of which contemplate commercial activities by way of restricted discretionary and discretionary consenting pathways and as such ensures that the Part 3 provisions are in line with the matters at Part 2.	Amend Objective CEKP-O3 (Mixed use and industrial areas outside of Centres...) as follows: Mixed use and industrial Development of areas outside of Centres: 1. Complement the hierarchy of Centres; 2. Provide for activities that are incompatible with other Centres-based activities; and 3. Support large scale <u>commercial</u> , industrial and service-based activities that serve the needs of the City and wider region.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O3	Kāinga Ora Homes and Communities	391.54	Support	Objective CEKP-O3 is generally supported.	Retain Objective CEKP-O3 (Mixed use and industrial areas outside of Centres...) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O3	Wellington International Airport Ltd	406.50	Support in part	Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs. While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated. [See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]	Retain CEKP-O3 (Strategic Objectives) with amendments.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O3	Wellington International Airport Ltd	406.51	Oppose in part	Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs. While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated. [See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]	Delete CEKP-O3 (Strategic Objectives) (Option A).
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O3	Wellington International Airport Ltd	406.52	Amend	Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs. While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated. [See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]	Amend CEKP-O3 (Strategic Objectives) as follows: Mixed use and industrial areas outside of Centres, <u>including within the Airport Zone</u> : 1. Complement the hierarchy of Centres; 2. Provide for activities that are incompatible with other Centres-based activities; and 3. Support large scale industrial and service-based activities that serve the needs of the City, the Airport and wider region. (Option B).
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O3	Willis Bond and Company Limited	416.21	Support	Supports the intent of CEKP-O3.	Retain CEKP-O3 (Mixed use and industrial areas outside of Centres...) as notified.

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Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Woolworths New Zealand	359.13	Amend	Considers that the wording in CEKP-O4 should be amended to ensure that activities that have an operational and functional need can locate within the City Centre, Centres, Mixed Use, and General Industrial Zones while still protecting the City's hierarchy of centres. The removal of the term 'undermine' and replacement with a focus on avoiding adverse effects relative to the vibrancy, function and amenity of centres is consistent with the language used in the policies of the Centre Zones. As such, it ensures that the Part 3 provisions are in line with the matters at Part 2.	Amend Objective CEKP-O4 (Land within the City Centre, Centres, Mixed Use,...) as follows: Land within the City Centre, Centres, Mixed Use, and General Industrial Zones is protected from activities that <u>do not demonstrate an operational or functional need to locate within the zone</u> ; are incompatible with the purpose of the zone; or <u>have the potential to undermine adversely affect the vibrancy, function and amenity of the centre within</u> the City's hierarchy of centres.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Argosy Property No. 1 Limited	383.12	Support	Supports land within the City Centre being protected from activities that are incompatible with the purpose of the zone or have the potential to undermine the City's hierarchy of centres. Supports the Proposed Plan to the extent that it provides for and supports the vibrancy of the city centre	Retain Objective CEKP-O4 as notified
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Kāinga Ora Homes and Communities	391.55	Support	Objective CEKP-O5 is generally supported.	Retain Objective CEKP-O5 (Strategically important assets including those that support Māori culture,...) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Wellington International Airport Ltd	406.53	Oppose in part	Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs. While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated. [See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]	Retain CEKP-O4 (Strategic Objectives) with amendments.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Wellington International Airport Ltd	406.54	Oppose in part	Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs. While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated. [See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]	Delete CEKP-O4 (Strategic Objectives) (Option A).
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Wellington International Airport Ltd	406.55	Amend	Considers that modern airports now demand a mix of land uses that either directly service the aviation sector, or feed directly off it. Focus is also increasingly being placed on improving airport revenue to offset operational costs. While it is conceivable that consideration of such activities is contemplated by Objectives CEKP-O1 and CEKP-O3 to O4, WIAL submits that the relevance of these objectives to the Airport Zone should be clearly stated. [See original submission paragraphs 4.11 to 4.15, 4.20 to 4.24 for full reason]	Amend CEKP-O4 (Strategic Objectives) as follows: Land within the City Centre, Centres, Mixed Use, and General Industrial Zones (<u>including within the Airport Zone</u>) is protected from activities that are incompatible with the purpose of the zone or have the potential to undermine the City's hierarchy of centres. (Option b).
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O4	Willis Bond and Company Limited	416.22	Support	Supports the intent of CEKP-O4.	Retain CEKP-O4 (Land within the City Centre, Centres, Mixed Use, and General Industrial Zones is protected...) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Tapu-te-Ranga Trust	297.11	Support	Supports the inclusion of this policy in general as it underpins Māori wellbeing.	Retain Strategic Objective CEKP-O5 (Strategically important assets including those that support Māori culture, tourism, trade, education, research, and health and cultural wellbeing are provided for in appropriate locations) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Aggregate and Quarry Association	303.11	Amend	Considers that CEKP-O5 should make mention quarrying as a strategically important asset.	Amend Strategic Objective 5 in City Economy Knowledge and Prosperity to reference quarrying as a strategically important asset.

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Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Taranaki Whānui ki te Upoko o te Ika	389.35	Support in part	Supports CEKP-O5 in principle Taranaki Whānui have commercial aspirations regarding the planning of the city's future.	Retain CEKP-O5 as notified. [refer to original submission]
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Ministry of Education	400.12	Support	Supports the need for strategically important assets to support education in Wellington.	Retain CEKP-O5 (Strategically important assets) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Willis Bond and Company Limited	416.23	Support	Supports the intent of CEKP-O5.	Retain CEKP-O5 (Strategically important assets including those that support Māori culture...) as notified.
Strategic Direction / City Economy Knowledge and Prosperity / CEKP-O5	Te Rūnanga o Toa Rangatira	488.15	Support in part	Supports CEKP-O5 as it references cultural wellbeing.	Retain CEKP-O5 (Strategically important assets including those that support Māori culture...) as notified.