



***Proposed District
Plan Change 73***

Suburban Centre Review

Summary of Submissions
2 February 2010

Wellington City District Plan

Submitter Number: 1

Submitter details: Mr & Mrs Trang
75 Kauri Street
Karori
WELLINGTON 6022

Wish to be Heard: Did not state

Submission summary: Happy with the plan change.

Decision(s) requested:

1 - No decisions sought from Council.

Submitter Number: 2

Submitter details: Perry Lark
54 Northland Road
Northland
WELLINGTON 6012

Wish to be Heard: Did not state

Submission summary: Supports the proposed rezoning of 54 Northland Road, Northland.

Decision(s) requested:

1 - Supports the proposed rezoning of 54 Northland Road, Northland from Outer Residential to Suburban Centres.

Submitter Number: 3

Submitter details: Bernard O'Shaughnessy
Apt 239/320 Mansfield Street
Newtown Mews
WELLINGTON 6021

Wish to be Heard: Yes

Submission summary: Opposes the plan change and does not think Council has engaged the ratepayers.

Decision(s) requested:

1 - Send a letter enclosing pamphlet PDW 78422 to all ratepayers.

Submitter Number: 4

Submitter details: Dale Mary McTavish
59 Owen Street
Newtown
WELLINGTON 6021

Wish to be Heard: No

Submission summary: Support for increased policy guidance of urban design and management of retail activities. Also supports introduction of new design guides for Centres and Business Areas to help improve quality of new development.

Decision(s) requested:

- 1 - Introduction of new design guides for Centres and Business Areas to help improve quality of new development.
- 2 - Increased policy guidance for urban design.
- 3 - Increased policy guidance for management of retail activities.

Submitter Number: 5

Submitter details: Stuart Haselden
166 Fraser Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Requests notification of 166 Fraser Ave not less than one week in advance of quarry blasting.

Decision(s) requested:

1 - Amend Standard 34.6.5.3.3 to include 166 Fraser Ave to be notified by mail not less than one week in advance of blasting.

Submitter Number: 6

Submitter details: Paul Smart
272B Karori Road
Karori
WELLINGTON 6012

Wish to be Heard: Yes

Submission summary: Opposes change of zoning of 272A, 272B, 270A Karori Road.

Decision(s) requested:

1 - Do not change the zoning of 270A, 272A or 272B Karori Road from Outer Residential to Suburban Centres.

Submitter Number: 7

Submitter details: Lloyd Spackman
Unit 22, Redwood Village
42 Main Road
Tawa
WELLINGTON 5028

Wish to be Heard: No

Submission summary: Supports proposal but questions why not rezoning Redwood Village to Residential.

Decision(s) requested:

1 - To rezone 42 Main Road, Tawa (Redwood Village) 'Residential' rather than Business 1.

Submitter Number: 8

Submitter details: Peter Cox
163 Adelaide Road
Newtown
WELLINGTON 6021

Wish to be Heard: Yes

Submission summary: Supports DPC73 with following amendment to align the following properties to Centres zoning: 161, 163, 169, 179 Adelaide Road and 2 and 6 Hospital Road.

Decision(s) requested:

1 - Seeks that the following properties are aligned to Centres zoning: 161, 163, 169, 171 Adelaide Road and 2 and 6 Hospital Road.

Submitter Number: 9

Submitter details: Rosamund Averton
12/17 Brougham Street
Mount Victoria
WELLINGTON 6011

Wish to be Heard: No

Submission summary: Generally supports the plan change and makes comment on a number of issues including centres, the Business Areas Design Guide, signage, building recession planes, the Shelly Bay Business Precinct, development at Rongotai South, vegetation protection, buildings on paper roads, proposed rezonings and zone amendments, building mass, retail activities and consent notification.

Decision(s) requested:

- 1 - Supports the Suburban Centres review.
- 2 - Establish a Community Consultative Committee to mirror the work of the Technical Advisory Group with regard to building design.
- 3 - Balancing the economic impact of any new or refurbished centres should be seen as an imperative.
- 4 - Any new developments at Rongotai South should harmonise to mask inevitable bulk.
- 5 - Update Shelly Bay Design Guide prior to a masterplan being discussed with new site owners.
- 6 - Establish a register of mature, visually prominent trees and bush to be afforded protection in the District Plan.
- 7 - Should contain mitigation measures to minimise the environmental impact of bulky buildings.
- 8 - Supports provisions but should specifically include locational and directional signage, their placement and the legibility of the information provided, including for site access.
- 9 - 'Building recession planes' should be renamed 'building and sunlight recession planes' to better reflect the matters that planes are intended to manage.
- 10 - Buildings on paper roads should be demolished at the owners cost, and the land made good by re-planting etc.
- 11 - Noise of 'revving' engines through the night should be acknowledged within the District Plan.
- 12 - Accurate drawings showing design and scale of any approved new building should be displayed for any consented development site.
- 13 - Opposes proposed rezoning of Greta Point.
- 14 - Opposes proposed rezoning of 4 Campbell Street, Karori.
- 15 - The heritage provisions should be extended to include structures, as well as buildings, objects, areas, individual and stands of trees and vegetation. Any demolished heritages buildings/structures should be memorialised with a visible plaque and any felled heritage trees should be replaced with a large tree of the same species.
- 16 - Definitions should be written in plain English.
- 17 - Mitigation measures should include the planting of vegetation.
- 18 - Esplanade reserves of 20 metres above mean sea level should be set aside.
- 19 - Where nuclear energy is processed for medical use, affected persons should be served with notification albeit a courtesy notice.

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20 - Building mass should be included in the calculation for site coverage.

21 - Affected neighbours should always be notified of a proposed development, even if it is just a courtesy letter.

22 - There should be no privatisation of public land without the consent of citizens.

23 - There needs to be a new rule to guide those considering the monitoring and use of shared spaces, and redesignation of any public space should be at the cost of the proposer.

24 - Oppose any proposal to restrict the development of retail precincts in the outer suburbs of Wellington to the benefit of the Golden Mile.

25 - Supports local retail centres.

26 - The District Plan should recognise that the majority of those seeking guidance are looking for simple answers to their questions.

Submitter Number: 10

Submitter details: Rowan Lewis Hatch and Suzanne Helen Hatch
87 Monro Street
Seatoun
WELLINGTON 6022

Wish to be Heard: No

Submission summary: Supports rezoning of 73 Miramar Avenue, Miramar from Outer Residential to Centres.

Decision(s) requested:

1 - Rezone 73 Miramar Avenue, Miramar from Outer Residential to Centres.

Submitter Number: 11

Submitter details: Paul Buckrell
28 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Did not state

Submission summary: Strongly opposes proposed rezoning of the Williams garden centre in Thatcher Crescent, Crofton Downs from residential to commercial because of the potential traffic generation effects and the incompatibility of potential uses on the site with the residential area.

Decision(s) requested:

1 - Retain Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 12

Submitter details: Dale Gibbs
63 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Did not state

Submission summary: Strongly opposes proposed rezoning of the Williams garden centre in Thatcher Crescent, Crofton Downs from residential to commercial because of the potential impacts that a commercial operation may have on the small residential cul de sac and the detrimental impact to the value of homes in Thatcher Crescent.

Decision(s) requested:

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1 - Confirmation the residents of Thatcher Cres will be notified and consulted appropriately, and that small residential owner's interests will be taken care of and represented appropriately and fairly by our council representatives.

2 - Retain Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 13

Submitter details: Antipodean Properties Ltd (Kilbirnie)
Alasdair Scott
C/- Haines Planning
P O Box 90842
Victoria Street West
AUCKLAND 1142

Wish to be Heard: Yes

Submission summary: Raises a number issues relating to noise, vehicle parking, maximum building height, site access for vehicles, primary and secondary street frontages and ventilation.

Decision(s) requested:

- 1 - Confirm that the 'Inner Residential Area' noise controls apply to the identified 'Areas of Change' surrounding Kilbirnie Centre (Standard 7.6.1.1.5).
 - 2 - Delete reference to maximum parking ratios within the Centre Zone; or apply a 1:20m² ratio to 'anchor stores' (supermarkets/ department stores) and permit a minimum of one parking space per residential unit (Standard 7.6.1.7.1).
 - 3 - Apply an 18m permitted height limit at the Woolworths Kilbirnie site, and flexibility for increases up to 24m as a Restricted Discretionary Activity (Standards 7.6.2.1 and 7.3.7.11).
 - 4 - Recognise existing vehicle accesses on Primary and Secondary Frontages within any future redevelopment proposals for key sites within Kilbirnie Centre (Standards 7.6.1.7.11 and 7.6.1.7.14).
 - 5 - Amend the Primary Frontage on the Coutts Street frontage to the Kilbirnie Woolworths site to a Secondary Frontage (Map 45).
 - 6 - Confirm that the requirement for display windows only applies to Primary, and not Secondary Frontages (Standard 7.6.2.6.1-3).
 - 7 - Confirm that mechanical ventilation is only required for habitable rooms without openable windows (Standard 7.6.2.8.2).
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Submitter Number: 14

Submitter details: Antipodean Properties Ltd (Johnsonville)
Alasdair Scott
C/- Haines Planning
P O Box 90842
Victoria Street West
AUCKLAND 1142

Wish to be Heard: Yes

Submission summary: Raises a number issues relating to noise, vehicle parking, maximum building height, site access for vehicles, primary and secondary street frontages and ventilation.

Decision(s) requested:

- 1 - Confirm that the 'Inner Residential Area' noise controls apply to the identified 'Areas of Change' surrounding Johnsonville Centre (Standard 7.6.1.1.5).
- 2 - Delete reference to maximum parking ratios within the Centre Zone; or apply a 1:20m² parking ratio to 'anchor stores' (supermarkets/ department stores) and permit a minimum of one parking space per residential unit (Standard 7.6.1.7.1).
- 3 - Recognise existing vehicle accesses on Primary and Secondary Frontages within any future redevelopment proposals for key sites within Johnsonville Centre (Standards 7.6.1.7.11 and 7.6.1.7.14).

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4 - Notwithstanding the above, amend the extent of the Primary Road frontage on Johnsonville Road to recognise the existing vehicular access points to the Warehouse/ Woolworths site (Map 48). In association with this, apply a 'Secondary Frontage' notation to the small section of proposed Primary Frontage, south of the main vehicular access into the Woolworths/ Warehouse site.

5 - Confirm that the requirement for Display Windows only applies to Primary Frontages and not Secondary Frontages (Standard 7.6.2.6.1-3).

6 - Confirm that mechanical ventilation is only required for habitable rooms without openable windows.

Submitter Number: 15

Submitter details: Lincoln Butler
26 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 16

Submitter details: Graham and Margaret Webb
47 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Strongly opposes proposed rezoning of Williams garden centres in Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 17

Submitter details: George Symmes
5 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Do not rezone 4-14 Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Submitter Number: 18

Submitter details: Susan Cockayne and David Robinson
29 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Did not state

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Close/re-position Williams Mitre 10 garden centre and return land to residential use.

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2 - Allow Williams Mitre 10 Garden Centre to have direct traffic access off the Main Road as there is already a public footpath between the Garden Centre and the road.

3 - Allow public parking in Mitre 10 (main building) car park for the 'train using public' (and so alleviating the parking problem on Thatcher Crescent) and also help resolve the parking problem at the station, where the car park is obviously too small.

Submitter Number: 19

Submitter details: Brent Cherry
3 Ranfurly Street
Mt Cook
WELLINGTON 6021

Wish to be Heard: Did not state

Submission summary: Comments on a number of issues including the proposed intensification of the Mt Cook Centre and the proposed increased height limits.

Decision(s) requested:

- 1 - There has to be a whole centre and neighbourhood concept for the Mt Cook centre.
- 2 - Support need for a resource consent if development exceeds 70 carparks.
- 3 - For significant developments, the developer should be asked to consult with affected residents or a recognised group representing the community. The special circumstances criteria needs to be reduced.
- 4 - The cumulative effects of current and planned developments should be taken into account, not just the incremental effects triggered by the development for which consent is sought.
- 5 - Include a provision that may require developers to provide off-street parking for residential developments if the increased parking demand will place pressure on the adjacent residential community's access to on-street parking.
- 6 - Council should review the effects of the operation of the District Plan every three years.

Submitter Number: 20

Submitter details: Veronica Challies
5 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres. The submitter also has concerns about breaches of the resource consent conditions of the garden centre, and with deficiencies with the Centres Design Guide.

Decision(s) requested:

- 1 - Do not rezone 4-14 Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Submitter Number: 21

Submitter details: Robert Hopkins
22 Bassett Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Strongly opposes District Plan Change 73. High density housing accommodation is a recipe for ultimate social unrest.

Decision(s) requested:

- 1 - No decisions sought from Council

Submitter Number: 22

Submitter details: CentrePort Ltd
Neville Hyde
P O Box 794
WELLINGTON 6140

Wish to be Heard: Yes

Submission summary: Generally supports the intent and content of the proposed plan change subject to numerous amendments detailed in the submission.

Decision(s) requested:

- 1 - Implement the plan change, except where identified in the specific submissions which follow.
- 2 - Include an additional business area under the list on page 3 for "Burnham/Miramar Wharf Land" and apply consistently throughout the District Plan Review.
- 3 - Include reference to "Business Areas" on page 3/3 of Chapter 3.
- 4 - Amend 6th paragraph, third sentence on page 33/2 (provision 33.1) to include reference to Residential Areas being affected by noise from port activities.
- 5 - Include reference in Objective 33.2.1.1 and elsewhere as appropriate that Miramar/Burnham Wharf has higher amenity values than other Business 2 Areas.
- 6 - Amend Policy 33.2.8.1 to acknowledge the waiver of esplanade land provision on subdivision within the Operational Port Area.
- 7 - Include reference in Policy 33.2.12.1 to Hazardous Substances exemptions from the Hazardous Facilities Screening Procedure.
- 8 - Amend Rule 34.1 to provide for the upgrade and maintenance of inground utility services and infrastructure on contaminated or potentially contaminated sites.
- 9 - Renumber 34.1.4 to 34.1.5 and amend Rule 34.1.5 to provide for the upgrade and maintenance of paved yards and parking areas including on contaminated or potentially contaminated sites.
- 10 - Amend Rule 34.4.10 to include exemption to operational port area buildings and structures.
- 11 - Include new Permitted Building height in Standard 34.6.2.1 for the Burnham/Miramar Wharf Land area of 18m.
- 12 - Provide for a new rule that states that the maximum permitted building height for the Burnham/Miramar Wharf Land must not exceed 40m.
- 13 - Amend Rule 34.4.9.10 to exclude the Operational Port Area (Burnham/Miramar Wharf Land).
- 14 - Include a further consideration regarding provision of esplanade reserve for subdivisions adjacent to the Coastal Marine Area.

Submitter Number: 23

Submitter details: Astrid van Meeuwen-Dijkgraaf
11 Patiki Place
Titahi Bay
PORIRUA 5022

Wish to be Heard: No

Submission summary: Seeks greater recognition of, and protection for, streams, waterways, riparian areas, vegetation and areas that provide habitat for indigenous fauna.

Decision(s) requested:

- 1 - Provide stronger rules to prevent adverse alterations to waterways, especially during the subdivision planning and development process. Utilise Low Impact Urban Development principles to assist with improving water quality.

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2 - Support policies that encourage the identification and protection of woody vegetation, areas dominated by indigenous vegetation and riparian vegetation.

3 - Consider including rules regarding minimum distance that houses should be above mean high water springs.

Submitter Number: 24

Submitter details: Nigel and Beverley Frederikson
3 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Did not state

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Do not rezone 4-14 Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Submitter Number: 25

Submitter details: Chris Kirk-Burnnand
Autoshop Group Ltd
P O Box 13354
Johnsonville
WELLINGTON 6440

Wish to be Heard: Yes

Submission summary: Seeks amendments to the maximum permitted building heights in Johnsonville.

Decision(s) requested:

1 - Amend maximum permitted height of Johnsonville to 18m for the entire corner site of 2-4 Johnsonville Road, Johnsonville.

Submitter Number: 26

Submitter details: Shell New Zealand Ltd
Keith Callum
Burton Consultants
P O Box 33817
Takapuna
AUCKLAND 0740

Wish to be Heard: Yes

Submission summary: Supports in principle the proposal to split the current Suburban Centres zone into two new zones (Centres and Business Areas), but opposes a number of provisions as they relate to service stations, as detailed in the submission.

Decision(s) requested:

1 - That the Proposed Plan Change be withdrawn and redrafted taking into account matters raised in the submission, or amendments be made to the plan change as detailed below:

2 - Include a definition of service station.

3 - Include provision in Policy 6.2.1.2 for the location of vehicle-oriented activities, including service stations on the edge of existing centres and through the expansion of centres.

4 - Under Objective 6.2.3 include a new policy that provides for the location of service stations and other vehicle-oriented activities at the edge of centres.

5 - Specify that Rule 7.3.3 does not apply to service stations located on a Secondary Street Frontage.

6 - Specify that Rule 7.3.6.1 does not apply to service stations.

7 - Specify that Standards 7.6.1.7.5, 7.6.1.7.9 and 7.6.1.11 do not apply to service stations located on a Secondary Street Frontage.

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- 8 - Specify that Standard 7.6.2.1.1 does not apply to service stations located on a Secondary Street Frontage.
- 9 - Specify that Standard 7.6.2.5.1 does not apply to service stations located on a Secondary Street Frontage.
- 10 - Specify that for service stations free-standing signs in all Centres may have a maximum area of 15m² and a maximum height of 7.5m and make clear that the one sign permitted on any frontage may be a double-sided sign.
- 11 - Delete the Secondary Street Frontage classification in its entirety; or at the very least make the following specific deletions:
- 12 - The Secondary Street Frontage classification for Strathmore be deleted from the Shell service station site.
- 13 - The Secondary Street Frontage classification for Kilbirnie be deleted from the Shell service station site.
- 14 - The Secondary Street Frontage for Crofton Downs be deleted from the Shell service station site.
- 15 - Extend the retail activities permitted in Business 2 Areas to include service stations (with an appropriate definition included in the Plan) (Policy 33.2.2.6, Rule 34.1.3, Standard 34.6.1.14.1); or change the definition of service retail to include service stations.
- 16 - Specify that for service stations the maximum area of free-standing signs is 15m² and the maximum height is 8m irrespective of whether the site adjoins or faces a residential area; and make clear in the wording of this standard that the limit of one free-standing sign per site frontage permits the sign to be double-sided.
- 17 - Include in the Centres Design Guide a new Section 7 relating to service stations.
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Submitter Number: 27

Submitter details: Ross and Cristina Quidilla
4A Khandallah Road
Ngaio
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes proposed rezoning of 2, 4 and 4A Khandallah Road, Ngaio from Outer Residential to Centres because of the potential adverse effects on amenity values, including character. Submitter also opposes proposed permitted bulk and location standards.

Decision(s) requested:

- 1 - Retain Residential zoning of 4 and 4A Khandallah Road.
- 2 - Retain Residential zoning of 2 Khandallah Road and/or apply Outer Residential bulk and location standards to 2 Khandallah Road, or make other amendments that have like effect (to ensure that a resource consent will be required for any non-complying development).
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Submitter Number: 28

Submitter details: Karori Baptist Church
Viv Johnstone
Karori Baptist Church Office
PO Box 17-192
Karori
WELLINGTON 6147

Wish to be Heard: Yes

Submission summary: Supports proposed rezoning of Karori Baptist Church (KBC), 161-163 Karori Road, Lot 2 DP 6688 and Lot 3 DP 6688, from "Outer Residential" to "Centre".

Decision(s) requested:

- 1 - Council confirms the proposed rezoning of Karori Baptist Church at 161-163 Karori Road, Lot 2 DP 6688 and Lot 3 DP 6688 from Outer Residential to Centres.

Submitter Number: 29

Submitter details: Mark Kirk-Burnnand
Autostop Group
PO Box 13 354
JOHNSONVILLE 6035

Wish to be Heard: Yes

Submission summary: Seeks amendments to the maximum permitted building heights in Johnsonville.

Decision(s) requested:

1 - Amend maximum permitted height of Johnsonville to 18m for the entire corner site of 2-4 Johnsonville Road.

Submitter Number: 30

Submitter details: Kalpana Vallabh Patel
1 Khandallah Rd
Ngaio
WELLINGTON 6035

Wish to be Heard: Did not state

Submission summary: Supports proposal to rezone 1 Khandallah Road, Ngaio from Outer Residential to Centres, as this would give more flexibility.

Decision(s) requested:

1 - Support proposal to rezone 1 Khandallah Road, Ngaio from Outer Residential to Centres.

Submitter Number: 31

Submitter details: Wellington City Council
Garry Poole
C/- City Planning Unit
101 Wakefield St
PO Box 2199
WELLINGTON 6011

Wish to be Heard: Yes

Submission summary: Seeks amendments to the provisions relating to noise, discharge of contaminants, residential activities in Business 1 Areas, the Churton Park District Centre, street frontages and site access for vehicles, bulk and location provisions, heritage provisions, signs, the non-notification statements, and planning and frontages maps.

Decision(s) requested:

1 - Amend the definition of 'noise emission level' to reference NZS 6801: 2008 "Acoustics - Measurement of Environmental Sound" and NZS 6802: 2008 "Acoustics - Environmental Noise" rather than just the previous 1991 New Zealand standards. The definition is also required to be amended to delete the reference to the L10 measurements. It is also noted that existing use rights will be continued for activities lawfully established before the Plan was notified.

2 - Include additional new explanatory text under policies 6.2.2.4 – 6.2.2.6 and policies 33.2.2.9 – 33.2.2.13 to:

- provide guidance on the best practical option on dealing with construction noise; and
- clarify that controls are placed on the upper level of noise able to be generated by existing speakers, and applications to install new speakers will be assessed as non-complying activities; and
- clarify that stricter standards will apply to fixed plant than to other sources of noise within Centres and Business Areas; and
- provide guidance on what Council will consider when assessing applications to exceed noise standards in the District Plan; and
- provide guidance on what Council will consider when assessing applications that do not meet the provisions relating to noise insulation and ventilation.

3 - Amend Rules 7.3.5.14 and 34.3.4.14 to delete the level of discretion provided for in the rule.

4 - Delete Rule 7.3.7.9 and Standard 7.6.1.6 Port Noise as there are no Centres within the Port Noise Control Line shown on Planning Map 55.

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- 5 - Minor wording change to Standards 7.6.1.2.4, 7.6.2.7.4, 34.6.1.2.5 and 34.6.2.7.5 to clarify compliance requirements of standards.
- 6 - Minor correction to change unit of measurement in Standards 7.6.1.3.1 and 34.6.1.3.1 from L10 to Leq, and other minor amendments to ensure consistency with other standards.
- 7 - Delete Standards 7.6.1.5 and 34.6.1.5 to ensure consistency with other chapters of the operative District Plan.
- 8 - Minor change to Standards 7.6.2.8.1, 34.6.2.8.1 and 36.6.2.9.1 to ensure consistency with DPC48 and DPC72.
- 9 - Delete Rules 7.3.5.13 and 34.3.4.13.
- 10 - Amend Rule 34.3.5.6 to read: "34.3.5.6 site landscaping".
- 11 - Amend wording at bottom of Rule 34.3.5 to clarify that Rule 34.3.5 does not apply to any activity that includes residential activities.
- 12 - Amend Rule 34.3.6 to wider the matters over which Council has restricted its discretion to.
- 13 - Amend Rules 7.3.13 and 7.3.13.1, Appendix 1A, and Appendix 4 of the Centres Design Guide to clarify how development in the Churton Park District Centre should be processed.
- 14 - Delete the definition of 'vehicle oriented uses'.
- 15 - Amend explanatory text for Policy 6.2.2.5 with regard to providing a mid-block pedestrian link through the triangle site in Johnsonville town centre.
- 16 - Amend Rule 7.3.3 to clarify the intent of the rule relating to the demolition of buildings that create vacant land.
- 17 - Amend Standards 7.6.1.11 and 7.6.1.13 relating to street frontages and vehicle accesses to clarify their intent.
- 18 - Delete Standards 7.6.1.14 and 7.6.2.6.7.
- 19 - Amend heading of Standard 7.6.2.6
- 20 - Add an additional standard to require all new buildings to be built up to the street edge along primary street frontages.
- 21 - Amend wording of Rules 7.3.7.13 and 34.3.9.12 relating to building recession planes.
- 22 - Amend standard heading 7.6.2.2 and standard 7.6.2.2.1 relating to building mass.
- 23 - In Table 1 of Standard 34.6.2.1.1, change name of Tawa East to Tawa Junction, and move Takapu Island from Business 2 Areas to Business 1 Areas.
- 24 - Delete first bullet point of Standard 7.6.2.5.2 and amend Standard 7.6.2.6.1 relating to the requirement for verandahs and display windows on primary street frontages.
- 25 - In first bullet point of Standard 34.6.3.1.5, amend the reference relating to temporary signage.
- 26 - Amend the non-notification statements that are associated with the following rules to ensure a consistent approach to using non-notification statements across the District Plan:
 - Centres: Rules 7.2.1, 7.2.2, 7.2.3, 7.3.1, 7.3.2, 7.3.3, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.14
 - Business Areas: Rules 34.2.1, 34.2.2, 34.2.3, 34.3.1, 34.3.2, 34.3.3, 34.3.4, 34.3.5, 34.3.6, 34.3.9, 34.3.10, 34.3.11, 34.3.12, 34.3.13, 34.3.14
- 27 - Include the Tawa Town Centre frontages map onto planning maps 43-49A.
- 28 - Amend the Johnsonville primary and secondary street frontages map on planning map 48 to delete the primary and secondary frontages on land not fronting a legal road or public space.

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29 - Update the Newlands primary and secondary street frontages map on planning map 49A to reflect further work being undertaken on the draft Newlands Centre Plan.

Submitter Number: 32

Submitter details: Ngaio Progressive Association
David Hedgley
1 Jacobsen Lane
Ngaio
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - The site at 6-14 Thatcher Crescent, Crofton Downs, should be removed from DPC73 and the current Outer Residential zoning should remain.

Submitter Number: 33

Submitter details: The Karori Community Center (INC)
Donald Alexander Rennie
3 Rosehaugh Ave
Karori
WELLINGTON 6012

Wish to be Heard: No

Submission summary: Supports the proposed rezoning of the corner of Campbell Streets and Karori Road, Karori (247 Karori Road) from Outer Residential to Centres.

Decision(s) requested:

1 - To approve the change of zoning of the land on the corner of Campbell Street and Karori Road, Karori (247 Karori Road) from Outer Residential to Centres.

Submitter Number: 34

Submitter details: Rotary Club of Karori
Douglas Webb
2 Marewa Road
Hataitai
WELLINGTON 6021

Wish to be Heard: No

Submission summary: Supports the proposed rezoning of sites within the Karori Town Centre from Outer Residential to Centres, including the site on the corner of Campbell Road and Karori Road (247 Karori Road, Karori).

Decision(s) requested:

1 - To approve the proposed rezoning of Outer Residential sites within the Karori Town Centre to Centres.

2 - To approve the proposed rezoning of the corner of Campbell Street and Karori Road, Karori (247 Karori Road) from Outer Residential to Centres.

Submitter Number: 35

Submitter details: Raewyn and Paul Williams
61 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 36

Submitter details: Gordon Purdie
19 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres. The submitter is also opposed to Chapters 6 and 7 being applied to Crofton Downs.

Decision(s) requested:

- 1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.
- 2 - If 4-14 Thatcher Crescent is to be rezoned from Outer Residential to Centres, then Chapters 6 and 7 should not apply to Crofton Downs.

Submitter Number: 37

Submitter details: Judith and Murray Harrison
20 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

- 1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 38

Submitter details: Prof. Brian and Dr Margaret Patricia Halton
3 Scorian Close
Karori
WELLINGTON 6012

Wish to be Heard: Yes

Submission summary: Raises issues regarding the adverse effects of height and sunlight on the south side of Karori Road between Campbell and Beauchamp Streets and other similar zones in Wellington.

Decision(s) requested:

- 1 - Proposed Centres zones adjacent to residential areas should have lower height restrictions, preferably 8m, or if higher buildings, should be further than 3m from site boundaries.
- 2 - Buildings should have a sunlight angle of 30 degrees on the southern side.

Submitter Number: 39

Submitter details: Armagh 4 Ltd
John O'Kane
60 Miramar Ave
Miramar
WELLINGTON 6022

Wish to be Heard: Yes

Submission summary: Seeks rezoning of 60 Miramar Avenue, Miramar from Outer Residential to Centres.

Decision(s) requested:

- 1 - Submitter seeks rezoning of 60 Miramar Avenue, Miramar from Outer Residential to Centres.

Submitter Number: 40

Submitter details: Vera Gallagher
7 Woodford Way
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Did not state

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres. The submitter also opposes the new plan of "Integrated retail development" and "retail activity".

Decision(s) requested:

1 - Did not specify relief sought, but opposes the new plan of "Integrated retail development" and "retail activity" and raises concerns about the proposed rezoning of the Crofton Downs garden centre.

Submitter Number: 41

Submitter details: WIAL Air Noise Management Committee
Mike Brown
C/- Wellington International Airport Ltd
PO Box 14175
WELLINGTON 6241

Wish to be Heard: Yes

Submission summary: Comments on the recommendations from the LUMINS work.

Decision(s) requested:

- 1 - Include a revised definition of 'noise sensitive activities' to include schools and hospitals.
 - 2 - Provide more effective noise insulation standards for all noise sensitive activities in Business 1 and 2 Areas inside the ANB.
 - 3 - Standardise noise insulation standards to ensure consistency across all zones within the city.
-

Submitter Number: 42

Submitter details: Wellington International Airport Ltd
Mike Brown
PO Box 14175
WELLINGTON 6241

Wish to be Heard: Yes

Submission summary: Comments on the recommendations from the LUMINS work.

Decision(s) requested:

- 1 - Include a revised definition of 'noise sensitive activities' to include schools and hospitals.
- 2 - Revise the definition of 'habitable room' to ensure protection of learning environments from the effects of air noise.
- 3 - Include comment and an appropriate standard within the Business Area on noise insulation standards for residential construction within the ANB.
- 4 - Amend Rules 34.1.1 and 34.4.1 to address noise insulation requirements for noise sensitive activities in Business Areas.
- 5 - Include a new Building and Structure for the Business Areas that outlines the insulation requirements for buildings and structures housing noise sensitive activities within the ANB.

Submitter Number: 43

Submitter details: Transpower New Zealand Limited
David le Marquand
C/- Burton Planning Consultants Limited
Level 1, 2-8 Northcroft Street
PO Box 33-817, Takapuna
AUCKLAND 0740

Wish to be Heard: Yes

Submission summary: Supports the main thrust and intent of the proposed objectives, policies and rules, however suggests some minor amendments to ensure that the proposed plan change gives effect to the National Policy Statement on Electricity Transmission.

Decision(s) requested:

- 1 - Amend the Plan Change to ensure:
 - That the National Policy Statement on Electricity Transmission is given effect to;
 - The sustainable management of the National Grid as a physical resource;
 - Appropriate provision for the ongoing operation and maintenance of the network, including ensuring that lines can be accessed;
 - That the existing network can be upgraded in order to meet growth in energy demand;
 - Appropriate provision for the planning and development of new lines, including insofar as the Plan Change does not make the identified areas inviolable.
- 2 - Retain without further modification:
 - Subdivision Objectives 4.2.6 and 33.2.8;
 - Subdivision Policies 4.2.6.2 and 33.2.8.1;
 - National Grid Objectives 4.2.13 and 33.2.9; and
 - National Grid Policies 4.2.13.3 and 33.2.9.3.
- 3 - Retain without further modification the requirement for all buildings/structures in Rules 34.1.6 and 34.2.2 to comply with the Buildings and Structures Standards in Section 34.6 without further modification.
- 4 - Retain without further modification Building and Structures Standard 34.6.2.6.
- 5 - Retain without further modification Building and Structures Rule 34.3.9.6.
- 6 - Amend Standard 34.6.2.6 to include vegetation management to avoid significant safety hazards or outages of electricity supply.
- 7 - Retain without further modification the requirement for all subdivision in Rules 34.1.6 and 34.2.2 to comply with the Subdivision Standards in Section 34.6 without further modification.
- 8 - Retain without further modification Subdivision Standard 34.6.4.1.10.
- 9 - Retain without further modification Subdivision Rules 34.1.9; 34.2.3, and 34.3.14.
- 10 - Amend the notes following Rule 34.3.9.6 (proximity to high voltage transmission lines) to recognise Transpower as an affected party to resource consent applications.
- 11 - Amend the Business Design Guide to include a section on High Voltage Transmission Lines.
- 12 - Identify transmission corridors on the Wellington City District Planning maps.
- 13 - Amend the definition of 'minor upgrading'.

Submitter Number: 44

Submitter details: Barry Stuart R. Millage
C/- DLA Architects
PO Box 27144
Te Aro
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Seeks a Business 1 rather than a Business 2 zoning for 98 Main Road, Tawa.

Decision(s) requested:

1 - To include the site at 98 Main Road, Tawa in a Business 1 zone so that the proposal to establish two residential units at an upper level be considered on a Discretionary Restricted or Controlled Activity basis.

Submitter Number: 45

Submitter details: Dr Joan Mosley
15 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Did not state

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres

Decision(s) requested:

1 - The site at 6-14 Thatcher Crescent, Crofton Downs, should be removed from DPC73 and the current Outer Residential zoning should remain.

Submitter Number: 46

Submitter details: Helen Lockyer
36A Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 47

Submitter details: Spiro and Helen Viatos
7 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - The site at 6-14 Thatcher Crescent, Crofton Downs, should be removed from DPC73 and the current Outer Residential zoning should remain.

Submitter Number: 48

Submitter details: Edith and Clive Robinson
18 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 49

Submitter details: Susan and Gavin Weeks
22 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 50

Submitter details: Richard Rodney Ottaway
41A Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 51

Submitter details: Helen and Dan Coffey
30 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - The site at 6-14 Thatcher Crescent, Crofton Downs, should be removed from DPC73 and the current Outer Residential zoning should remain.

Submitter Number: 52

Submitter details: Cliff and Sandra Daly
10 Raine St
Karori
WELLINGTON 6012

Wish to be Heard: No

Submission summary: Opposes the proposed rezoning of 6-10 Raine Street, Karori from Outer Residential to Centres.

Decision(s) requested:

1 - To retain the residential zoning of 6-10 Raine Street, Karori.

Submitter Number: 53

Submitter details: Takapu Island Development Ltd
Ian Leary
C/- Spencer Holmes Ltd
Level 6, 8 Willis St
PO Box 588
WELLINGTON 6140

Wish to be Heard: Yes

Submission summary: Generally supports the plan change in regards to the provisions where it allows for a greater degree of permitted retail over the site known as Takapu Island, particularly with regard to trade and yard based retail activity, however requests amendments to the provisions regarding restrictions on large retail activities.

Decision(s) requested:

1 - That the proposed provisions of DPC73 that support large format retail being developed on Takapu Island be adopted.

2 - That changes made to the provisions of DPC73 to allow for a supermarket bigger than 1500m², and that limitations of integrated retail of 10,000m be relaxed on this site.

Submitter Number: 54

Submitter details: Armstrong Jones Management PTY Limited
Paul Arnesen
C/- Planning Focus Limited
PO Box 911361
AUCKLAND 1142

Wish to be Heard: Yes

Submission summary: Generally supportive of the provisions of the plan change, particularly as they relate to out-of-centre retail activities, however seeks recognition of the existing DressSmart development at 24 Main Road, Tawa.

Decision(s) requested:

1 - Amend Policy 33.2.2.5 to recognise the existing DressSmart development at 24 Main Road, Tawa.

Submitter Number: 55

Submitter details: Cardno TCB Ltd
Rhys Phillips
PO Box 13 142
Johnsonville
WELLINGTON 6440

Wish to be Heard: Yes

Submission summary: Supports some aspects of the plan change, but requests amendments to a number of provisions relating to urban design, screening of activities, building heights, flooding hazards, subdivisions and retail.

Decision(s) requested:

1 - Provision should be made in Rule 7.1.4 for parts of existing buildings which are visible from public spaces to be altered or extended as a permitted activity.

2 - Amend Rule 7.1.5 to provide an exemption for the demolition of buildings for people who have developed plans and have obtained building consent.

3 - Delete Rule 7.3.9 relating to the Tawa Hazard (Flooding) Area.

4 - Delete the requirement to comply with Standards 7.6.4.1.4 and 7.6.4.1.5 from Rule 7.2.3.

5 - Council should carefully consider how Rule 7.3.4.1 will be applied.

6 - Delete Rule 7.3.4.2 relating to large integrated retail developments.

Summary of submissions - Proposed District Plan Change 73

7 - Opposes Rule 7.3.6 as the matters Council has restricted its discretion to are so numerous and broad in scope that it appears to be no matter that Council cannot consider.

8 - Supports use of joint Australia New Zealand Standard for parking and access in Standards 7.6.1.7.2 and 7.6.1.7.10.

9 - Opposes provisions of loading on smaller sites and seeks changes to standards so that no loading bay is required where:

- the retail/service activities on the site have a floor area of less than 200m²; and
- the site has a width narrower than 25m; and
- there is an existing on-street loading bay within 50m of the site.

10 - Rewrite Standards 7.6.1.10.1 and 7.6.1.10.8 into one standard.

11 - Within the Johnsonville Sub-Regional Centre, within 50m of a site currently used for residential purposes have a height limit of 12m, land between 50m and 100m of a residential property have a height limit of 18m, and land over 100m from a residential property have a height limit of 24m.

12 - Amend Standard 7.6.4.1.3 as it relates to access to right of ways.

13 - That DPC73 is amended to accommodate the issues raised in this submission.

Submitter Number: 56

Submitter details: Mt Cook Mobilised
David Smyth
13 Rolleston St
Mt Cook
WELLINGTON 6021

Wish to be Heard: Yes

Submission summary: Seeks amendments to the plan change relating to notification of affected parties, parking for residential developments, the policies encouraging mixed uses and reviewing the District Plan every three years.

Decision(s) requested:

- 1 - Strengthen Policies 6.2.3.8 (zone interface), 6.2.3.9 (building heights) and 6.2.5.2 (traffic effects) to require the Council to specifically address whether the developer should be asked to consult with affected residents or a recognised group representing the community, and where the concerns of the affected residents are not met, Council to notify the residents via special circumstances.
- 2 - The cumulative effects of current and planned developments should be taken into account, not just the incremental effects triggered by the development for which consent is sought.
- 3 - Include a provision that may require developers to provide off-street parking for residential developments if the increased parking demand will place pressure on the adjacent residential community's access to on-street parking.
- 4 - Amend Policy 6.2.2.1 to require Council to review the effects of the operation of the District Plan every three years.
- 5 - Amend Policies 6.2.2.1 to 6.2.2.8 and associated rules to ensure the objective of a mixed community is actually achieved.
- 6 - Support Rule 7.3.1 to reduce to 70 spaces the parking spaces threshold for activities deemed Discretionary (Restricted).

Submitter Number: 57

Submitter details: Market Gardeners Ltd (Group of Companies)
Ezekiel Hudspith
C/- Chapman Tripp
Level 14
10 Customhouse Quay
PO Box 993
WELLINGTON 6140

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of the site at 34 Jamaica Drive, Grenada North from Suburban Centres to Business 2 and seeks that the proposed zoning be rejected.

Decision(s) requested:

- 1 - To reject the proposed rezoning of the Suburban Centres land at Grenada North from Suburban Centres to Business 2, and either retain the current Suburban Centres zoning, or rezone the land as a Centre or a Business 1 Area.
- 2 - In the event the Council refuses to make the decision sought above, that the Rules in Chapter 34 are amended to clearly exclude only those activities which are incompatible with the Business 2 zoning, or which would affect the viability and vitality of the other identified centres.
- 3 - Reclassify those retail activities that are not permitted activities within the Business 2 Areas from non-complying activities to restricted discretionary activities.
- 4 - Appropriate definitions to clarify the effect of the rules.

Submitter Number: 58

Submitter details: Marsden Village Association Inc
Barrie R Keenan
146a Karori Rd
Karori
WELLINGTON 6012

Wish to be Heard: Yes

Submission summary: Generally supportive of the proposal to create different categories of Suburban Centres and for Marsden Village to be classed as a 'Neighbourhood Centre'.

Decision(s) requested:

- 1 - The rezoning of that part of 136 Karori Road (Unit 8 and AU8A on Unit Plan 58087) from Outer Residential to Suburban Centres.
- 2 - That Council acknowledge that some off-street parking is essential for the ongoing sustainable viability of businesses in a Neighbourhood Centre of the size of Marsden Village.
- 3 - That Council acknowledge and allow appropriate on-street signage to advertise the existence of a Neighbourhood Centre such as Marsden Village.

Submitter Number: 59

Submitter details: Cockburn Architects Ltd
42 Vivian St
Te Aro
WELLINGTON 6011

Wish to be Heard: Did not state

Submission summary: Requests that 9 Millward Lane, Newtown be rezoned from Inner Residential to Centres.

Decision(s) requested:

- 1 - The submitter requests that 9 Millward Lane, Newtown (shown on Map 6) be rezoned from Inner Residential to Centres.

Submitter Number: 60

Submitter details: Bhikha Family Trust
Mohan Bhikha
25 Kaikoura St
Maupuia
WELLINGTON 6022

Wish to be Heard: No

Submission summary: Supports proposed rezoning of 21, 23, 27 and 33 Constable Street, Newtown from Outer Residential to Centres.

Decision(s) requested:

1 - Support the proposed rezoning of 21, 23, 27 and 33 Constable Street, Newtown from Outer Residential to Centres.

Submitter Number: 61

Submitter details: Kiwi Property Holdings Limited
Claire Kirman
C/- Ellis Gould Lawyers
PO Box 1509
AUCKLAND 1140

Wish to be Heard: Yes

Submission summary: Generally supportive of the proposed plan change and the introduction of a centres policy to provide guidance on how to best manage growth and change in centres and business areas. However the submitter suggests some amendments in order to provide consistency with the Proposed Regional Policy Statement (PRPS) and to ensure that cross boundary effects on regionally significant centres located outside of Wellington City are appropriately considered.

Decision(s) requested:

- 1 - Amend Objective 6.2.1 to achieve the overarching goals of the region, as guided by the PRPS.
- 2 - Amend Objective 33.2.2 to consider cross-boundary effects.
- 3 - Amend Policy 6.2.1.1 by stating that the Central City is located at the top of the hierarchy of centres throughout the Wellington Region.
- 4 - Remove reference to Kilbirnie as a Sub-Regional Centre.
- 5 - Amend Policy 6.2.1.2 to also refer to the viability and vitality of the City Centre and other identified Regionally Significant Centres.
- 6 - Delete Policy 6.2.1.3 and incorporate into Objective 6.2.2.
- 7 - Delete Policy 33.2.1.3 and incorporate into Objective 33.2.2.
- 8 - Amend Policies 6.2.2.2 so that it is consistent with the PRPS.
- 9 - Amend wording of Rule 7.1.1 (bullet point 5) to be consistent with Rule 7.3.4.
- 10 - Amend Rule 7.3.4 to be consistent with the PRPS and to consider cross boundary issues.
- 11 - Amend definition of 'gross floor area' to be consistent with Rules 7.3.4 and 34.4.3 - 34.4.5.
- 12 - Amend definition of 'regionally significant centre' to delete references to Petone and Kilbirnie.

Submitter Number: 62

Submitter details: Ken and Rose Rigarsford
16 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

- 1 - Remove references to 6-14 Thatcher Crescent from DPC73.
 - 2 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.
-

Submitter Number: 63

Submitter details: Mrs Patricia Blackmore
11 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

- 1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.
-

Submitter Number: 64

Submitter details: Foodstuffs (Wellington) Co-operative
Society Ltd
Peter Coop
C/- Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Seeks changes to provisions relating to wind, discharge of contaminants, noise, building heights and non-notification clauses.

Decision(s) requested:

- 1 - Under 3.2.2.14B, delete the last paragraph, relating to information requirements and pedestrian wind conditions.
- 2 - Delete Rule 7.3.5.13 relating to the discharge of contaminants.
- 3 - Amend non-notification clause associated with Rule 7.3.6.
- 4 - Amend wording of Rule 7.3.7.1 to clarify that it is the effects generated by the additional building height sought that are to be assessed.
- 5 - Amend non-notification clause associated with Rule 7.3.7.
- 6 - Amend noise standards of Standard 7.6.1 to reflect the relevant updated NZ Standards which provide the appropriate balance between enabling activities and ensuring a reasonable level of amenity.
- 7 - Amend Standard 7.6.2.5.1 relating to verandahs.
- 8 - Delete Standards 7.6.2.5.2 and 7.6.2.5.3 relating to verandahs.
- 9 - Under Standard 7.6.2.6.2, delete the phrase "and secondary".
- 10 - Delete the secondary street frontage applying to the submitter's sites at Miramar, Kilbirnie, Rugby Street and Newlands.

Submitter Number: 65

Submitter details: Bernard Te Uira (Bernie) Harris
84 Mills Rd
Brooklyn
WELLINGTON 6021

Wish to be Heard: Yes

Submission summary: Opposes the plan change until clarity eventuates relating to its effect on Brooklyn, Mornington, Kingston, Berhampore, Island Bay and Owhiro Bay.

Decision(s) requested:

1 - That the suburb of Brooklyn be equally considered within the plan change, as it has one of the heaviest thoroughfares of traffic in and out of the central business district.

Submitter Number: 66

Submitter details: Whispering Pines Estate Ltd
Jerome Roland Gvenole
PO Box 9764
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Strongly opposed to: the proposed splitting up the current Suburban Centres zone into two separate zones; proposed restrictions on retail development outside of Centres; and proposed new urban design requirements for new developments.

Decision(s) requested:

1 - Urges the Council to leave the Suburban Centres zoning as it exists.

Submitter Number: 67

Submitter details: Stafford Property Investments Ltd
Jerome Roland Gvenole
PO Box 9764
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Strongly opposed to: the proposed splitting up the current Suburban Centres zone into two separate zones; proposed restrictions on retail development outside of Centres; and proposed new urban design requirements for new developments.

Decision(s) requested:

1 - Urges the Council to leave the Suburban Centres zoning as it exists.

Submitter Number: 68

Submitter details: Total Property Company Ltd
Jerome Roland Gvenole
PO Box 9764
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Strongly opposed to: the proposed splitting up the current Suburban Centres zone into two separate zones; proposed restrictions on retail development outside of Centres; and proposed new urban design requirements for new developments.

Decision(s) requested:

1 - Urges the Council to leave the Suburban Centres zoning as it exists.

Submitter Number: 69

Submitter details: Pelican Investments Ltd
Jerome Roland Gvenole
PO Box 9764
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Strongly opposed to: the proposed splitting up the current Suburban Centres zone into two separate zones; proposed restrictions on retail development outside of Centres; and proposed new urban design requirements for new developments.

Decision(s) requested:

1 - Urges the Council to leave the Suburban Centres zoning as it exists.

Submitter Number: 70

Submitter details: Ngauranga Property Investments Ltd
Jerome Roland Gvenole
PO Box 9764
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Strongly opposed to: the proposed splitting up the current Suburban Centres zone into two separate zones; proposed restrictions on retail development outside of Centres; and proposed new urban design requirements for new developments.

Decision(s) requested:

1 - Urges the Council to leave the Suburban Centres zoning as it exists.

Submitter Number: 71

Submitter details: Nazko Properties Limited
Jerome Roland Gvenole
PO Box 9764
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Strongly opposed to: the proposed splitting up the current Suburban Centres zone into two separate zones; proposed restrictions on retail development outside of Centres; and proposed new urban design requirements for new developments.

Decision(s) requested:

1 - Urges the Council to leave the Suburban Centres zoning as it exists.

Submitter Number: 72

Submitter details: Goldsbrough Property Investments Ltd
Jerome Roland Gvenole
PO Box 9764
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Strongly opposed to: the proposed splitting up the current Suburban Centres zone into two separate zones; proposed restrictions on retail development outside of Centres; and proposed new urban design requirements for new developments.

Decision(s) requested:

1 - Urges the Council to leave the Suburban Centres zoning as it exists.

Submitter Number: 73

Submitter details: Denali Properties Ltd
Jerome Roland Gvenole
PO Box 9764
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Strongly opposed to: the proposed splitting up the current Suburban Centres zone into two separate zones; proposed restrictions on retail development outside of Centres; and proposed new urban design requirements for new developments.

Decision(s) requested:

1 - Urges the Council to leave the Suburban Centres zoning as it exists.

Submitter Number: 74

Submitter details: Pipeline Towers Limited
Jerome Roland Gvenole
PO Box 9764
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Strongly opposed to: the proposed splitting up the current Suburban Centres zone into two separate zones; proposed restrictions on retail development outside of Centres; and proposed new urban design requirements for new developments.

Decision(s) requested:

1 - Urges the Council to leave the Suburban Centres zoning as it exists.

Submitter Number: 75

Submitter details: Westland Property Investments Ltd
Jerome Roland Gvenole
PO Box 9764
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Strongly opposed to: the proposed splitting up the current Suburban Centres zone into two separate zones; proposed restrictions on retail development outside of Centres; and proposed new urban design requirements for new developments.

Decision(s) requested:

1 - Urges the Council to leave the Suburban Centres zoning as it exists.

Submitter Number: 76

Submitter details: Bunnings Limited
Matt Norwell
C/- Barker & Associates Limited
PO Box 37806
Parnell
AUCKLAND

Wish to be Heard: Yes

Submission summary: Supports the splitting up of the current Suburban Centres zone into two separate zones, however seeks changes to the proposed plan change in relation to definitions regarding retail activities and urban design assessments for new buildings in Business Areas.

Decision(s) requested:

1 - Adopt those parts of the plan change that create the Business 1 and 2 Areas, subject to minor changes.

2 - Add a new definition to the plan change for 'building improvement centres'.

Summary of submissions - Proposed District Plan Change 73

- 3 - Amend the definition of 'retail activity' to specifically exclude 'building improvement centres' and 'yard based suppliers'.
 - 4 - Amend Policy 33.2.2.6 to include 'building improvement centres'.
 - 5 - Amend Rule 34.1.3 to confirm that 'building improvement centres' are permitted within the Business 2 Areas.
 - 6 - Amend Rule 34.1.6 regarding new buildings within Business 2 Areas that are adjacent to Residential Areas.
 - 7 - Amend Rule 34.3.5 to recognise the use and location of a particular site with respect to whether an urban design assessment will be required for new buildings in Business 1 Areas.
 - 8 - Amend Rule 34.3.8 to recognise the use and location of a particular site with respect to whether an urban design assessment will be required for new buildings in Business 2 Areas.
-

Submitter Number: 77

Submitter details: Strathmore Park Progressive & Beautifying Assoc.
Stan Andis
108 Strathmore Ave
WELLINGTON 6022

Wish to be Heard: No

Submission summary: Generally supports the rule changes and the design guide approach, however requests a number of minor changes with regard to: the buffer provisions between Centres and Residential Areas; street frontages; servicing; and Shelly Bay.

Decision(s) requested:

- 1 - Requests that a clear definition be provided in the documents for 'primary' and 'secondary street frontages'.
 - 2 - Requests adequate buffer zone requirements between Centres and Residential Areas particularly reduced wall heights, sunlight shading, lighting spill, signage limitations etc.
 - 3 - Requests that the provision for service lanes should be encouraged within the rules.
 - 4 - Requests that Shelly Bay be zoned as a precinct to facilitate a range of stakeholder inputs to any proposed usage change or development.
-

Submitter Number: 78

Submitter details: DNZ Property Group Limited
Alistair Aburn
C/- Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Partly supports and partly opposes the plan change, and seeks a number of amendments relating to non-notification clauses, definitions of gross floor area and retail activity.

Decision(s) requested:

- 1 - Confirmation of the proposed Centres zoning for the Johnsonville Centre.
- 2 - Confirmation of the Johnsonville Centre as a sub-regional centre (Policy 6.2.1.1).
- 3 - Confirmation of Policy 6.2.1.3 as publicly notified.
- 4 - Confirmation of Policy 6.2.2.2 as publicly notified.
- 5 - Confirmation of Rule 7.3.4 as notified with the addition of a non-notification/service clause.
- 6 - Confirmation of Rule 7.3.6 as notified with the addition of a non-notification/service clause.
- 7 - Amend the definition of 'gross floor area'.

Summary of submissions - Proposed District Plan Change 73

8 - Reinstate the definition of 'retail activity' from DPC66.

9 - Amend the street frontages map of Johnsonville (Map 48).

Submitter Number: 79

Submitter details: Infratil Property Infrastructure Limited
Alistair Aburn
C/- Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Partly supports and partly opposes the plan change, and seeks a number of amendments relating to non-notification clauses and the permitted building heights for the Bus Barns site at Kilbirnie.

Decision(s) requested:

- 1 - Confirmation of the proposed Centres zoning for the Kilbirnie Bus Barns site.
 - 2 - Amend the notification/service clause under Rule 7.3.6.
 - 3 - Amend the permitted building heights in Standard 7.6.2.1.1 (Table 1) for the Kilbirnie Bus Barns site.
 - 4 - Include in Appendix 1 of Chapter 7 of a Masterplan for the Kilbirnie Bus Barns site, confirming a maximum permitted building height of 24m.
-

Submitter Number: 80

Submitter details: Peng Hui Lim
1/57 Ararino Street
Trentham
UPPER HUTT 5018

Wish to be Heard: Yes

Submission summary: Requests amendments to the boundary between the Centre and Inner Residential zones along Tinakori Road.

Decision(s) requested:

- 1 - An extension of the proposed partial Centre zoning to cover the entire properties at 302 and 304 Tinakori Road.
 - 2 - An extension of the proposed partial Inner Residential zoning to cover the entire property at 300 Tinakori Road.
 - 3 - Confirmation of the proposed rezoning of 306 Tinakori Road.
-

Submitter Number: 81

Submitter details: Department of the Prime Minister & Cabinet
Alistair Aburn
C/- Urban Perspectives Ltd
PO Box 9042
WELLINGTON 6141

Wish to be Heard: Yes

Submission summary: Opposes the proposed plan change in its current form, specifically the lack of appropriate District Plan provisions for the 'protection' of Government House and Grounds from inappropriate development on sites within the Mt Cook (Adelaide Road) Heights Zones.

Decision(s) requested:

- 1 - Insert a new policy 6.2.3.14 relating to the adverse effects of the bulk and location of buildings and developments in the Mt Cook Heights Zones on the amenity values of Government House and Grounds.
- 2 - Amend permitted building heights for the Mt Cook Centre: 9m in Height Zone 1 and 12m in Height Zone 2 for sites east of Adelaide Road.

Summary of submissions - Proposed District Plan Change 73

3 - Insert new bullet point to proposed Rule 7.3.6 exempting building work east of Adelaide Road within the Mt Cook Centre, and insert new Rule 7.3.12 relating to building work east of Adelaide Road within the Mt Cook Centre.

4 - Insert new objective and guideline in the Centres Design Guide to acknowledge Government House.

5 - Extend the secondary street frontage for the full length of both frontages of Drummond Street (East) on Planning Map 46.

Submitter Number: 82

Submitter details: Hunters Hill Ltd
Rod Halliday
PO Box 13-436
Johnsonville
WELLINGTON 6440

Wish to be Heard: Yes

Submission summary: Notes that Lincolnshire Farm has been omitted from the Plan Change, with a reference to an appeal for part of the site, but considers that the site may appropriately be zoned a mix of Business 1 and 2 with some relaxation of the proposed retail restrictions.

Decision(s) requested:

1 - That the rules table for Chapter 7 be corrected to refer to the correct rule number.

2 - That 'employment' land within Lincolnshire Farm area (PC45) be zoned a mix of Business 1 and 2.

3 - Amend Rule 34.3.6 relating to the construction of residential buildings in the B1 zone to exempt any residential development on land zoned B1 as shown in attached Appendix 4.

4 - Amend the second bullet point in Rule 34.1.2 and Rule 34.4.3 relating to retail activities in the Business 1 Zone so that the maximum cumulative total GFA for Business 1 land shown in Appendix 4 attached shall not exceed 20,000m².

5 - Amend the third bullet point in Rule 34.1.2 and Rule 34.4.4 relating to retail activities in the Business 1 Zone so that the maximum cumulative total GFA for Business 1 land shown in Appendix 4 attached shall not exceed 5,000m².

6 - Consequential amendments to Policies 33.2.2.4 and 33.2.2.5 to reflect the requested changes relating to retail activities in the Business 1 Zone.

7 - Amend Table 1 contained within Rule 34.6.2.1.1 by including reference to a maximum building height of 15m for the Lincolnshire Farm area.

Submitter Number: 83

Submitter details: NZ Historic Places Trust
Sacha Gilbert
Heritage Adviser - Planning
New Zealand Historic Places Trust
PO Box 19173
WELLINGTON 6149

Wish to be Heard: Did not state

Submission summary: Supports plan change 73, but requests a number of changes to provide greater recognition for Wellington's historic heritage and archaeological sites.

Decision(s) requested:

1 - The submitter supports the retention of Rules 7.3.6, 34.3.5 and 34.3.7 and the requirement for building works to be assessed against the provisions of the relevant design guide or character area.

2 - Where there is a distinctive concentration of heritage buildings in Centres, Council should seek to create a Heritage Area to recognise and protect the special contribution such buildings and the spaces between them make to the City's suburban fabric.

3 - That the Centres and Business Areas Design Guides be retained as notified.

Summary of submissions - Proposed District Plan Change 73

4 - Council undertakes a plan change urgently to recognise Thorndon, Newtown, Berhampore, Kelburn, Brooklyn, Hataitai, Island Bay and Aro Valley as having heritage values worthy of protection by way of new character areas and/or design guides being generated to manage development in those areas.

5 - Retention of Objectives 33.2.8 business areas and 6.2.7 centres, policies 33.2.8.1 business areas and 6.2.7.1 centres and standards 34.6.4.1.8 business areas and 7.6.4.1.8 centres as notified.

6 - Amend the details of information required to be supplied with subdivision consents (in sections 3.2.3.6 and 3.2.3.8.1) to provide greater recognition for archaeological sites.

7 - Add an advice note to the general standards for subdivision alerting applicants to the requirements of the Historic Places Act 1993.

8 - The addition of a new definition of mural and amendments to the definition of a sign are retained as notified.

9 - Objectives 6.2.3 and 33.2.4 – Built development, urban form and public space and associated policies 6.2.3.1 and 33.2.4.1 are retained as notified.

10 - Amend typos in margin notes of Rules 7.3.6 and 7.3.7, where it refers to rule numbers.

11 - Objective 33.2.3 – Business Precincts and associated policy 33.2.3.1 are retained as notified.

Submitter Number: 84

Submitter details: ING Property Trust No 1. Ltd (ING)
Ian Leary
C/- Spencer Holmes Limited
Level 6, 8 Willis St
PO Box 588
WELLINGTON 6140

Wish to be Heard: Yes

Submission summary: Supports those provisions under DPC73 which provide for retail on its site at 180-208 Hutt Road as a permitted activity.

Decision(s) requested:

1 - That Council adopt the provisions of DPC73 which provide for retail on its site at 180-208 Hutt Road as a permitted activity.

Submitter Number: 85

Submitter details: PrimeProperty Group (PPG)
Ian Leary
C/- Spencer Holmes Limited
Level 6, 8 Willis St
PO Box 588
WELLINGTON 6140

Wish to be Heard: Yes

Submission summary: Generally supports those provisions of the plan change which support market-led outcomes and a wide range of retail activity in the city. The submitter requests changes to the plan change, specifically with regard to properties at Curtis Street, Hutt Road and Rongotai South.

Decision(s) requested:

1 - That the proposed rezoning of land at 55-85 Curtis Street from Outer Residential and Open Space to Business 2 Area be adopted.

2 - Change first word of Policy 33.2.9.1, regarding transmission lines, from 'restrict' to 'control'.

3 - That the land at 673 Hutt Road be rezoned from Rural to Business 2 Area.

4 - Amend Policy 33.2.3.2 to include Rongotai South as a Business Precinct.

5 - Increase the maximum permitted building height for parts of the area at Rongotai South from 12m to 21m.

Summary of submissions - Proposed District Plan Change 73

6 - Insert new policy under Objective 33.2.3 which provides for and encourages mixed use development opportunities at Rongotai South.

7 - Delete Rule 34.1.2, regarding retail in Business 1 Areas.

8 - Does not support Rules 34.4.2, 34.4.3 and 34.4.4, regarding retail in Business 1 Areas.

Submitter Number: 86

Submitter details: Suman and Laxmi Parbhu
76 Constable Street
Newtown
WELLINGTON 6021

Wish to be Heard: Yes

Submission summary: Supports proposed rezoning of 76-78 Constable Street, Newtown from Inner Residential to Centres, with an amendment to the width of the part of the site being rezoned.

Decision(s) requested:

1 - Supports proposed rezoning of 76-78 Constable Street, Newtown from Inner Residential to Centres, with an amendment to the width of the part of the site being rezoned.

Submitter Number: 87

Submitter details: D and B Parbhu
161 Daniel Street
Newtown
WELLINGTON 6021

Wish to be Heard: Yes

Submission summary: Supports proposed rezoning of 76-78 Constable Street, Newtown from Inner Residential to Centres, with an amendment to the width of the part of the site being rezoned.

Decision(s) requested:

1 - Supports proposed rezoning of 76-78 Constable Street, Newtown from Inner Residential to Centres, with an amendment to the width of the part of the site being rezoned.

Submitter Number: 88

Submitter details: Dianne Purdie
19 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres. The submitter is also opposed to Chapters 6 and 7 being applied to Crofton Downs.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

2 - If 4-14 Thatcher Crescent is to be rezoned from Outer Residential to Centres, then Chapters 6 and 7 should not apply to Crofton Downs.

Submitter Number: 89

Submitter details: Beverley Jane Olive Evans
27 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - The site at 6-14 Thatcher Crescent, Crofton Downs, should be removed from DPC73 and the current Outer Residential zoning should remain.

Submitter Number: 90

Submitter details: Staffan Gustavsson
25 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 91

Submitter details: David Neil Crabbe
9 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 92

Submitter details: Kathleen Sybil Mitchell
27 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - The site at 6-14 Thatcher Crescent, Crofton Downs, should be removed from DPC73 and the current Outer Residential zoning should remain.

Submitter Number: 93

Submitter details: Roland Sapsford
23 Epuni St
Aro Valley
WELLINGTON 6021

Wish to be Heard: Yes

Submission summary: Generally supports the approach being taken by the Council in Proposed Plan Change 73, with specific changes requested for the Aro Valley Centre.

Decision(s) requested:

- 1 - The inclusion of the Aro Valley Suburban Centres Heritage Area, or the extension of the pre-1930s demolition rule to cover the Centres area as well as the Residential area of Aro Valley, until such time that a Heritage Area is introduced.
 - 2 - Include vehicle access rules within Centres to ensure that vehicle movements across footpaths can be properly controlled from a safety and amenity perspective.
 - 3 - Strengthen the zone interface policies and rules to ensure an appropriate transition between the Aro Valley Centre and the surrounding residential area.
 - 4 - Ensure that the more liberal rules within Centres are not used to undermine the design and other controls within surrounding residential areas.
 - 5 - Apply Centres zone to existing retail area within Aro Valley (excluding the former service station site).
-

Submitter Number: 94

Submitter details: Su-Wuen Ong
74 Tarawera Road
Raroa
WELLINGTON 6037

Wish to be Heard: Did not state

Submission summary: Has no concerns about the maximum permitted building being increased from 12m to 18m.

Decision(s) requested:

- 1 - Submitter supports raising height from 12m to 18m.
-

Submitter Number: 95

Submitter details: Jill and Graham Glover
8 Raine St
Karori
WELLINGTON 6012

Wish to be Heard: Did not state

Submission summary: Opposes proposed rezoning of 8 Raine Street, Karori from Outer Residential to Centres.

Decision(s) requested:

- 1 - Seeks to retain the current Residential zoning of 6, 6A, 8 and 10 Raine Street, Karori.
-

Submitter Number: 96

Submitter details: John Carrick Harward
1B Ohariu Road
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Supports whole concept of the redevelopment of the Johnsonville Town Centre, including proposed building height increases.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 73

1 - Submitter supports whole concept of the redevelopment of the Johnsonville Town Centre

2 - Submitter supports proposed building height increases in the Johnsonville Town Centre.

Submitter Number: 97

Submitter details: Graeme Smith
61 Burgess Rd
Johnsonville
WELLINGTON 6037

Wish to be Heard: No

Submission summary: Seeks rezoning of 60 Miramar Avenue, Miramar from Outer Residential to Centres.

Decision(s) requested:

1 - Submitter seeks rezoning of 60 Miramar Avenue, Miramar (Lot 1 DP 8262) from Outer Residential to Centres.

Submitter Number: 98

Submitter details: Greg and Pam Hoggard
69 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 99

Submitter details: Wivian Agneta Buckrell
28 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 100

Submitter details: Glen and Francesca Wright
70 Clyde St
Island Bay
WELLINGTON 6023

Wish to be Heard: No

Submission summary: Opposes proposed plan change with respect to issues regarding potential increased noise to their residential property at 53/55 Hanson Street, Mt Cook; traffic congestion issues and parking issues.

Decision(s) requested:

1 - Submitter seeks clarification on the noise implications to their property at 53/55 Hanson Street, Mt Cook.

2 - Has concerns about traffic congestion issues associated with further commercial development of the Mt Cook area, however no specific relief is requested.

3 - Has concerns about parking requirements, however no specific relief is requested.

Submitter Number: 101

Submitter details: Showground Properties Limited
Greg Milner-White
C/- Kensington Swan
Private Bag 92101
AUCKLAND 1142

Wish to be Heard: Yes

Submission summary: Requests that part of the site (Lot 4) located at 194 Adelaide Road (the "Tip Top site") be rezoned from Inner Residential to Centres.

Decision(s) requested:

1 - That Map 6 of the Proposed Plan Change is amended to specifically include Lot 4 DP 847 to come within the Centre Activity Area.

Submitter Number: 102

Submitter details: Malcolm Hunt Associates
Malcolm Hunt and Lindsay Hannah
First Floor Arco House
47 Cuba St
PO Box 11-294
WELLINGTON 6142

Wish to be Heard: Yes

Submission summary: Opposes DPC73, specifically the proposed use of Leq and the definition of 'noise emission level'. In addition, the failure, in the Section 32 report, to assess the option of a district-wide review of the District Plan noise provisions.

Decision(s) requested:

1 - Withdraw all references to "Leq" and associated nomenclature and replace with "L10" in a manner consistent with the Operative District Plan.

2 - Include within the S32 report the option to undertake a full review of District Plan noise matters in a subsequent district wide review.

Submitter Number: 103

Submitter details: McDonald's Restaurants (New Zealand) Limited
Jenny Hudson
C/- Planning and Resource Management Consultant
14 Advance Way
Albany
NORTH SHORE CITY 0632

Wish to be Heard: Yes

Submission summary: Supports policies and rules relating to regional form and residential activities, however seeks amendments to a number of provisions including those relating to retail, carparking, signage, noise, zone interfaces, building heights, verandahs, frontage maps and zonings.

Decision(s) requested:

1 - Amend definition of 'gross floor area' to ensure that where carparking is or may be required for a particular activity in Centres or Business Areas, the parking ratio is applied to only those parts of the building which generate parking demand.

2 - Adopt Policy 6.2.1.2.

3 - Amend Objective 6.2.2 and Policy 6.2.2.1 by adding further statement acknowledging the important role played by smaller vehicle-oriented activities in adding to the diversity of Centres.

4 - Adopt Policies 6.2.3.6 and 6.2.3.7 as proposed.

5 - Add additional criteria to the assessment of signs that do not comply with the District Plan standards that are bullet-pointed in the explanation under Policy 6.2.6.3.

Summary of submissions - Proposed District Plan Change 73

- 6 - Supports Policy 6.2.5.2, however seeks amendment to explanation to policy to acknowledge the important role played by smaller vehicle-oriented activities in adding to the diversity of Centres.
- 7 - Delete Standard 7.6.1.2 in its entirety.
- 8 - Amend Standard 7.6.1.7.1 removing limit on parking for all activities in Centres zone, or alternatively apply the rule only to primary street frontages.
- 9 - Amend Standard 7.6.1.7.5 to provide exemptions for minor additions or alterations to existing buildings and sites with frontages to more than one primary or secondary street frontage.
- 10 - Amend Standard 7.6.2.1.2 (minimum buildings heights) exempting frontages of buildings and structures greater than 50% of the existing frontage.
- 11 - Amend Standard 7.6.2.4.1 to only apply to windows in walls of buildings above ground level.
- 12 - Amend third bullet point of Standard 7.6.2.5.4 exempting the requirement for verandahs over existing vehicle access crossings.
- 13 - Delete Standard 7.6.2.6.7 in its entirety.
- 14 - Adopt Policy 33.2.2.10, Rules 34.3.6, 34.3.7 as proposed.
- 15 - Adopt Standard 34.6.2.8 as proposed.
- 16 - Add additional criteria to the assessment of signs that do not comply with the District Plan standards that are bullet-pointed in the explanation under Policy 33.2.7.3.
- 17 - Delete Standard 34.6.1.2 in its entirety.
- 18 - Amend Standard 34.6.2.4.1 to only apply to windows in walls of buildings above ground level.
- 19 - Amend Standard 34.6.3.1.4 by adding provisions for freestanding directional signs in Business Areas.
- 20 - That the primary street frontage notation be deleted from 190 Riddiford Street, Newtown.
- 21 - That the length of frontage identified as primary street frontage on Planning Map 48 be the same as that shown on Planning Map 43 of the Operative District Plan.
- 22 - That the site at 190 Riddiford Street, Newtown be rezoned Business 1.
- 23 - All references in the Plan Change to As/NZ Standard 3490.1-2004 be changed to As/NZ Standard 2890.1-2004.
- 24 - Amend the Centres and Business Areas Design Guides by including an appendix for the assessment of drive through restaurants.

Submitter Number: 104

Submitter details: Mark Sherriff and Karen Ming-Wong
55 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

- 1 - The site at 6-14 Thatcher Crescent, Crofton Downs, should be removed from DPC73 and the current Outer Residential zoning should remain.

Submitter Number: 105

Submitter details: Ben and Sarah Spencer
Natasha Wilson
C/- Incite (Wellington Limited)
PO Box 2058
WELLINGTON 6140

Wish to be Heard: Yes

Submission summary: Seeks the rezoning of the properties located at 68-82 Aro Street (even numbers only) from Inner Residential to Centres.

Decision(s) requested:

1 - That the properties located at 68-82 Aro Street (even numbers only) be rezoned from Inner Residential to Centres.

Submitter Number: 106

Submitter details: Wellington Chinese Baptist Church
Andrew Beatson
C/- Bell Gully
PO Box 1291
WELLINGTON 6140

Wish to be Heard: Yes

Submission summary: Requests the rezoning of the Wellington Chinese Baptist Church at 20-28 Donald McLean Street, Newtown from Inner Residential to either Centres or Business 1 Area.

Decision(s) requested:

1 - Rezone 20, 22, 24, 26 and 28 Donald McLean Street, Newtown from Inner Residential to either Centres or Business 1 Areas.

Submitter Number: 107

Submitter details: Joy Elizabeth Luhman
42 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 108

Submitter details: Progressive Enterprises Limited
James Gardner-Hopkins & Liz Hardacre
C/- Russell McVeagh
Level 24, Vodafone on the Quay
157 Lambton Quay
PO Box 10- 214
WELLINGTON 6011

Wish to be Heard: Yes

Submission summary: Supports the intent of PC 73, however seeks amendments relating to provisions to preserve the ability of supermarkets to appropriately locate within suburban centres, while balancing the Council's design and traffic concerns.

Decision(s) requested:

1 - The Plan Change be adopted, provided that the specific issues raised in this submission by Progressive are appropriately addressed, including as sought in the schedules.

2 - Amend the definition of 'Gross Floor Area' to specifically exclude non-leasable areas.

3 - Amend the definition of 'Noise Emission Level' (as it applies to Centres and Business Areas) to reference the new standard NZS 6802:2008 Acoustics - Environmental Noise.

4 - Delete the term "hoarding" from the definition of Sign. In the alternative, its meaning should be further defined.

- 5 - Moderate the introductory text in Section 6.1 that discusses the impact of large scale supermarkets and retailing on the viability and vitality of the city centre. Insert a new policy that emphasises that fringe-of-centre locations are preferable in instances where in-centre locations are not possible.
- 6 - Delete the term "small" when referring to supermarkets in respect of the listed "District Centres" (Policy 6.2.1.1).
- 7 - Amend Policy 6.2.5.2 to recognise the realities of supermarket customer travel characteristics.
- 8 - The rules providing for non-notification and service throughout section 7.3 are supported.
- 9 - Delete Rule 7.3.3 (creation of parking areas at ground level).
- 10 - Amend the reference at 7.3.5.14 to refer to 7.6.1.2 rather than 7.6.2.1.
- 11 - Add new 7.3.5.5 (construction noise) to the non-notification/service statement.
- 12 - Amend the references to non-notification / service for Rules 7.3.6 and 7.3.7 as all matters restricted for discretion are more appropriately dealt with by the Council on a non-notified basis.
- 13 - Amend Rule 7.3.10 relating to parking spaces to recognise the realities of supermarket customer travel characteristics.
- 14 - Support the new noise provisions, including the use of the LAeq (15 min) indicator and the inclusion of 7-day limits (i.e. Monday to Sundays, as opposed to the old provisions which applied the night time limits for the full day on Sunday).
- 15 - Amend Standard 7.6.1.7.1 to provide different maximum carparking requirements for supermarkets.
- 16 - Delete Standard 7.6.1.7.5 relating to vehicle parking at ground level, and Standards 7.6.1.7.9, 7.6.1.7.11, 7.6.1.7.13, and 7.6.1.7.14, 7.6.1.7.15 and 7.6.1.7.16 relating to site servicing and site access for vehicles.
- 17 - Amend Standard 7.6.1.7.5 to exempt lifts which only service parking levels.
- 18 - Amend Standard 7.6.1.7.17 to better provide for instances where queuing is likely to occur, but so that queuing is contained on site.
- 19 - Delete Standards 7.6.2.1.2 and 7.6.2.1.3 relating to minimum building heights.
- 20 - Amend Standard 7.6.2.1.4 relating to building recession planes to take into account building orientation and sunlight planes.
- 21 - Amend wording of Standards 7.6.2.5.1 and 7.6.2.5.4 relating to verandah requirements.
- 22 - Delete Standards 7.6.2.6.1 to 7.6.2.6.3 inclusive relating to display windows.
- 23 - Delete Standards 7.6.2.6.5 and 7.6.2.6.6 or alternatively amend to recognise the particular constraints of the building typology of supermarkets.
- 24 - Amend Standards 7.6.3.1.2 and 7.6.3.1.4 to retain maximum signage areas in Operative District Plan.
- 25 - Insert a new policy (located immediately after Policy 33.2.1.3) that emphasises that fringe-of-centre locations are preferable in instances where in-centre locations are not possible.
- 26 - Amend Policy 33.2.2.4 to add word "significant" to third bullet point.
- 27 - Support explanatory text of Policy 33.2.2.5 relating to the Tawa South and Takapu Island Business 1 Areas.
- 28 - Amend Objective 33.2.6.2 to recognise the realities of supermarket customer travel characteristics.
- 29 - Amend the references to non-notification / service for Rule 34.3.9 as all matters restricted for discretion are more appropriately dealt with by the Council on a non-notified basis.

Summary of submissions - Proposed District Plan Change 73

- 30 - Amend Rule 34.4.2 so that supermarkets locating in Business 1 Areas with a GFA of more than 1,500m² are discretionary (restricted) activities (rather than discretionary (unrestricted) activities).
- 31 - Amend Rule 34.4.4 so that integrated retail developments locating in Business 1 Areas with a GFA of more than 2,500m² are discretionary (restricted) activities (rather than discretionary (unrestricted) activities).
- 32 - Provide maps to clearly delineate the areas referred to as the Tawa South and Takapu Island Business 1 areas.
- 33 - Support the new noise provisions, including the use of the LAeq (15 min) indicator and the inclusion of 7-day limits (i.e. Monday to Sundays, as opposed to the old provisions which applied the night time limits for the full day on Sunday).
- 34 - Standard 34.6.2.5.1 relating to verandahs is supported.
- 35 - Amend Standards 33.6.3.1.4 to retain maximum signage areas in Operative District Plan.
- 36 - Oppose the content of the Centres and Business Areas Design Guides and they should be deleted, or alternatively amend the Design Guides to provide certainty for the Council, developers and the community.
- 37 - Remove secondary frontage from Churchill Drive, Crofton Downs.
- 38 - Rezone the Business 1 areas referred to in the section 32 report (and in Rule 34.4.5 and 34.6.1.14) as "Tawa South" and "Takapu Island" to "Centres" zone.
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Submitter Number: 109

Submitter details: Glenside Progressive Association
Claire Bibby
1 Westchester Drive
East Glenside
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Seeks amendments to provisions in the plan change relating to design statement requirements for streetscape appraisals and amenity values in Business Areas.

Decision(s) requested:

- 1 - Include a process to explain how Council or developers will recognise streets that have significant character when requiring streetscape appraisals for applications that are to be assessed against a Design Guide.
 - 2 - Remove the sentence in the second bullet point in Section 33.1 Introduction relating to amenity values in Business 2 Areas.
-

Submitter Number: 110

Submitter details: Porirua City Council
Harriet Cruden
PO Box 50-218
PORIRUA CITY 5022

Wish to be Heard: Yes

Submission summary: Generally supports plan change, in particular the mechanisms proposed to support the existing network of Suburban Centres, in a way that reflects their different roles and functions within Wellington City.

Decision(s) requested:

- 1 - Generally supports Proposed Plan Change 73.
- 2 - Supports use of a centres hierarchy to assist in managing those centre's roles and uses.
- 3 - Supports concept of managing the scale and form of retail within each centre.
- 4 - Requests that the Plan Change reflects and requires assessment of large integrated retail developments against potential impacts on Sub-Regional Centres and the viability and vibrancy of those Sub-Regional Centres.

Summary of submissions - Proposed District Plan Change 73

5 - Amend Policy 6.2.2.2 (including the explanatory text) and Rule 7.3.4 to enable Council to consider the effect of large integrated retail developments on the viability and vibrancy of sub-regional centres within the Wellington region.

Submitter Number: 111

Submitter details: Hylamn Holdings Limited
Doug Buchanan
PO Box 10308
The Terrace
WELLINGTON 6143

Wish to be Heard: Yes

Submission summary: Objects to the proposed rezoning of their property at 16 Portsmouth Road, Miramar from Suburban Centres to Business 2 Area.

Decision(s) requested:

1 - Objects to the proposed rezoning of their property at 16 Portsmouth Road, Miramar from Suburban Centres to Business 2 Area.

Submitter Number: 112

Submitter details: Gillian Bain and Dave Hames
59 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain the Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 113

Submitter details: Simon McLellan
12 Harland St
Brooklyn
WELLINGTON 6021

Wish to be Heard: Yes

Submission summary: Opposes introduction of Design Guide for Brooklyn.

Decision(s) requested:

1 - Delete Brooklyn from Volume 2.

Submitter Number: 114

Submitter details: Wellington Regional Chamber of Commerce
Jeremy Harding
100 Willis St
WELLINGTON 6011

Wish to be Heard: No

Submission summary: Considers that Council's concerns regarding out-of-centre retail and the viability of existing centres, and the potential shortage of industrial land are overstated.

Decision(s) requested:

1 - Rather than protect existing centres from competition from alternative location would like to see policies that reduce the costs and hurdles faced by existing businesses.

2 - While submitter supported the rules contained in previous District Plan Change 66, the submitter does not think tighter rules than this are necessary to regulate retail.

3 - Submitter raises concerns regarding the proposed Business 2 zone and considers that the shortage of industrial land is overstated, but no specific relief is requested.

Submitter Number: 115

Submitter details: Living Streets Wellington
Paula Warren
Flat 2, 1 Wesley Road
Kelburn
WELLINGTON 6012

Wish to be Heard: Yes

Submission summary: Supports policies and rules that will provide for viable town centres with a mix of uses, serviced by good public transport systems, but seeks amendments to policies to more actively promote active modes and public transport use as alternatives to cars.

Decision(s) requested:

- 1 - Retain objectives, policies and rules that encourage the development of viable town centres, with streetscapes that will make walking comfortable and attractive, and serviced by good public transport.
- 2 - Retain objectives, policies and rules that ensure that developments within town centres do not have adverse effects on the walkability of the centre (including relating to the creation of wind conditions, reduction of a sense of security, encroachment into footpath space, etc).
- 3 - Amend policy 6.2.5.1 to move from a multiple modes approach to a traffic demand management approach.
- 4 - Add an additional policy after policy 6.2.5.1 to ensures that new developments that have the potential to generate significant levels of traffic incorporate design features and/or contribute to other activities to minimise traffic generation.
- 5 - Amend Policy 6.2.5.5 and insert new rules/standards to provide opportunities to improve pedestrian networks where they are deficient.
- 6 - Add a new standard to require that where parking is provided for vehicles, at least an equivalent number of spaces is provided for bicycles, with cycle racks.
- 7 - Include provisions to ensure that the effects of developments on adjacent roads are considered, including requiring major developments to contribute to improvements in roads that allow them to change traffic routes to attractive shared public spaces.

Submitter Number: 116

Submitter details: Paula Warren
Flat 2, 1 Wesley Road
Kelburn
WELLINGTON 6012

Wish to be Heard: Yes

Submission summary: Supports policies and rules that will provide for viable town centres with a mix of uses, serviced by good public transport systems, but seeks amendments to policies to more actively promote active modes and public transport use as alternatives to cars.

Decision(s) requested:

- 1 - Retain objectives, policies and rules that encourage the development of viable town centres, with streetscapes that will make walking comfortable and attractive, and serviced by good public transport.
- 2 - Retain objectives, policies and rules that ensure that developments within town centres do not have adverse effects on the walkability of the centre (including relating to the creation of wind conditions, reduction of a sense of security, encroachment into footpath space, etc).
- 3 - Amend policy 6.2.5.1 to move from a multiple modes approach to a traffic demand management approach.

- 4 - Add an additional policy after policy 6.2.5.1 to ensure that new developments that have the potential to generate significant levels of traffic incorporate design features and/or contribute to other activities to minimise traffic generation.
- 5 - Amend Policy 6.2.5.5 and insert new rules/standards to provide opportunities to improve pedestrian networks where they are deficient.
- 6 - Add a new standard to require that where parking is provided for vehicles, at least an equivalent number of spaces is provided for bicycles, with cycle racks.
- 7 - Include provisions to ensure that the effects of developments on adjacent roads are considered, including requiring major developments to contribute to improvements in roads that allow them to change traffic routes to attractive shared public spaces.
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Submitter Number: 117

Submitter details: NZ Transport Agency
Angela Penfold
PO Box 5084
Lambton Quay
WELLINGTON 6145

Wish to be Heard: Yes

Submission summary: Generally supports plan change 73 but requests a number of amendments to the policies, rules and standards to better recognise the importance of maintaining the state highway network as it passes through Wellington City.

Decision(s) requested:

- 1 - That DPC73 is approved with the following amendments discussed below.
- 2 - Amend Standards 7.6.2.8 (Centres) and 34.6.2.8 (Business Areas) relating to noise insulation by requiring all residential buildings built within a certain distance of a state highway (up to 100 metres) to be acoustically insulated to mitigate the effects of noise generated by traffic on the state highway.
- 3 - Amend planning maps 43-46 to show restricted road frontages.
- 4 - Amend Section 6.1 (Introduction) by inserting references to the promotion of integrated planning, implementation of multi modal transport systems and the expectation that efficient use will be made existing infrastructure in the first place.
- 5 - Amend the explanation to Policy 6.2.1.2 to include a reference to making the best use of existing infrastructure. In addition, amend the third paragraph to the explanation to Policy 6.2.1.2 to include a reference to the wider transport network when considering a resource consent application for expanded centres.
- 6 - Amend the explanatory text for Policies 6.2.2.4 through to 6.2.2.6 by outlining the need for additional acoustic protection for noise sensitive activities from traffic on State highway 1.
- 7 - Amend the explanation to Policy 6.2.5.1 by adding an additional bullet point to the second paragraph as follows:
- Make the best use of existing transport infrastructure.
- 8 - Amend the explanation to Policy 6.2.5.3 so that it incorporates a reference to the 'Wellington RoNS'.
- 9 - Amend the explanation to Policy 6.2.6.2 by amending the third bullet point as follows:
- Ensure that the safe and efficient operation of the road network is not reduced.
- 10 - Amend the explanation to Policy 6.2.6.4 to include a reference that ensures signs also contribute positively towards visual amenity of the state highway network.
- 11 - Amend the non-notification/service provisions of Rules 7.3.1, 7.3.5, 7.3.10 and 7.3.12 to allow service of the application to the NZTA when the state highway network is adversely affected.
- 12 - Amend Standard 7.6.1.7.13 by restricting access to State Highways to help ensure the safety and efficiency of the state highway network is maintained.

- 13 - Amend Activity Standard 7.6.3.1 to include a new clause that provides for free standing signs or for signs attached to structures.
- 14 - Amend Activity Standards 7.6.3.1.2 and 7.6.3.1.4, to include a bullet point stating that signs that face the State highway shall display a maximum of eight words or 40 characters.
- 15 - Supports the matters over which discretion is to be retained in Rule 7.3.4, including those matters provided in Rules 7.3.4.3 and 7.3.4.4.
- 16 - Supports proactive approach towards multi-modal travel and towards the integration of land use and transport taken in the following policies and rules: Policies 6.2.1.2, 6.2.2.2, 6.2.5.1, 6.2.5.2 and Rules 7.3.1, 7.3.4 and 7.3.10.
- 17 - Supports following definitions: integrated retail developments; large format retail; noise (particularly the exclusion of vehicles driven on the road); official sign; regionally significant centre; sign; and third party advertising.
- 18 - Supports Policy 6.2.5.2 which seeks to manage the adverse effects of activities that generate high levels of traffic or require a large number of parking spaces.
- 19 - Supports Policies 6.2.5.4 and 6.2.5.5 which relate to accessibility for people with restricted mobility and the pedestrian network and accessibility.
- 20 - Supports Standards 7.6.1.7.7 through to 7.6.1.7.12, which sets out the requirements for vehicle access to sites.
- 21 - Supports Policies 33.2.1.2 relating to the creation of new areas for business and industrial activities.
- 22 - New policy be added underneath Objective 33.2.2 referring to noise insulation and the state highway network.
- 23 - Supports the explanations to Policies 33.2.2.1 and 33.2.2.2 particularly with regard to the traffic generated by activities and avoiding, remedying or mitigating effects.
- 24 - Supports Policy 33.2.3.2 relating to the use of concept plans to allow integration of land use and transport, rather than gradual development of an area on an ad-hoc basis.
- 25 - Supports Policy 33.2.2.4 but seeks the third bullet point of Policy 33.2.2.4 to be amended as follows:
- more than minor adverse impacts on the sustainability of the transport network.
- 26 - Amend the explanatory text for Policy 33.2.6.1 by adding text outlining the adverse effects that car based travel can have on economic performance of business areas.
- 27 - Amend the explanatory text for Policy 33.2.3.1 by noting that WCC will work closely with the NZTA as well as Greater Wellington Regional Council.
- 28 - Amend the explanation to Policy 33.2.6.2 by adding the following bullet point:
- Increases in public transport in some areas, while other areas have capacity in their public transport networks.
- 29 - Amend Policy 33.2.6.3 to include an explicit reference to the importance of the function of SH1.
- 30 - Amend the explanation to Policy 33.2.7.2 by adding in a third bullet point as follows:
- Ensure that the safe and efficient operation of the road network is not reduced.
- 31 - Amend the explanation to Policy 33.2.7.4 to include a reference to the visual amenity of the state highway.
- 32 - Amend the non-notification/service provisions of Rules 34.3.1, 34.3.4, 34.3.12 and 34.3.13 to allow service of the application to the NZTA when the state highway network is adversely affected.
- 33 - Amend Rule 34.3.5 by adding a new matter that provides discretion over the provision and location of facilities for multi modal transport.
- 34 - Supports Rules 34.4.2, 34.4.3, 34.4.4 and 34.4.5, which requires large supermarkets and large retail developments that have potential to generate large amounts of traffic, being Discretionary (Unrestricted) Activities.

Summary of submissions - Proposed District Plan Change 73

35 - Supports Standards 34.6.1.7.7 to 34.6.1.7.12, but amend Standard 34.6.1.7.9 by restricting access to State Highways to help ensure the safety and efficiency of the state highway network is maintained.

36 - Amend Standard 34.6.1.7 to include an additional clause that restricts access to any site across any restricted road frontage identified on Planning Maps 43-46.

37 - Amend Activity Standard 34.6.3.1 to include a new clause that provides for free standing signs or for signs attached to structures.

38 - Amend Activity Standards 34.6.3.1.2 and 34.6.3.1.4, to include a bullet point stating that signs that face the State highway shall display a maximum of eight words or 40 characters.

Submitter Number: 118

Submitter details: Ann Louise Mitcalfe and Alexander Mitcalfe Wilson
4 Hadfield Terrace
Kelburn
WELLINGTON 6012

Wish to be Heard: Yes

Submission summary: Supports many aspects of the plan change including the objectives and policies relating to building efficiency and sustainability, tangata whenua, strengthening of centres, pedestrian access in local neighbourhoods, but seeks greater emphasis to be placed on sustainable development and transport, green buildings, native plantings, stormwater control, and quality and accessibility of open space and the coastal environment.

Decision(s) requested:

- 1 - Supports the recognition of Te Tiriti o Waitangi through special provision for tangata whenua involvement in decision making, including a respect for Maori cultural values and specific consultation.
- 2 - Supports Objectives 6.2.4 and 33.2.5 (Building Efficiency and Sustainability).
- 3 - Supports objectives and methods which integrate environmental sustainability principles.
- 4 - Supports objectives and methods which optimise resource and energy use (with a view to reducing them).
- 5 - Supports objectives and methods which provide for public and open space.
- 6 - Supports objectives and methods which support sustainable transport options, including all modes of movement.
- 7 - Supports objectives and methods which make public transport systems more viable.
- 8 - Supports objectives and methods which improve accessibility for as wide a range of people as possible and, consequently, amenity values for them.
- 9 - Supports objectives and methods which avoid vehicle dominance of areas.
- 10 - Supports objectives and methods which incorporate low impact design, facilitating energy efficient building design.
- 11 - Supports objectives and methods which provide for ground level open space and for green planting.
- 12 - Supports objectives and methods which reduce noise levels in all areas.
- 13 - Supports provisions in the Plan Change for 20 metre strips of esplanade land, however considers it should be a minimum width, rather than a maximum width.
- 14 - Supports provisions in the Plan Change for the continuation of easy pedestrian access in local neighbourhoods.

Summary of submissions - Proposed District Plan Change 73

15 - Supports provisions in the Plan Change for the strengthening of neighbourhood centres.

16 - Supports provisions in the Plan Change for pedestrian areas which are not pierced by vehicle access.

17 - Restrict advertising signs on buildings.

18 - Make increased provision for access to public transport and services, as well as for alternative non-motorised modes of transport.

19 - Provide a clearer expression of planning support for sustainable development practises and green building technologies.

20 - Stronger protection against removal of and damage to existing areas of native vegetation, and provide for the use of natural soak surfaces for stormwater control.

21 - Enshrine public spaces and open space as areas of 24 hour public access, travel and recreation.

22 - Strongly support design of "mid-block pedestrian access ways" and suggest that these should also be available for cyclists and other such healthy modes of movement.

Submitter Number: 119

Submitter details: Tony James Randle
20 Truscott Avenue
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Opposes Council's proposed provisions restricting out-of-centre retail.

Decision(s) requested:

1 - Under Policies 33.2.2.4, 33.2.2.5 and 33.2.2.6, remove all the proposed district plan policies clauses and supporting rules/regulation that require new developments to prove they: "will not result in significant adverse cumulative impacts on the viability and vitality ..." as a condition for proceeding under the district plan.

2 - Ensure the District Plan properly complies with the RMA that specifically states: "a territorial authority must not have regard to trade competition or the effects of trade competition" RMA 1991 (as at 01 October 2009), Part 5, Section 74 Para 3.

Submitter Number: 120

Submitter details: George Bellhouse
23A Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - The withdrawal of the proposed rezoning of the site at 6-14 Thatcher Crescent, Crofton Downs. The site should be removed from DPC73 and the current Outer Residential zoning should remain.

Submitter Number: 121

Submitter details: Rob Olgivie and Michelle Lawrence
38 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

Summary of submissions - Proposed District Plan Change 73

1 - The site at 6-14 Thatcher Crescent, Crofton Downs, should be removed from DPC73 and the current Outer Residential zoning should remain.

Submitter Number: 122

Submitter details: Roger Douglas Hay
25a Bould St
Johnsonville
WELLINGTON 6037

Wish to be Heard: Yes

Submission summary: Supports the policy provisions made for accessibility and usability by older people and all others with mobility restrictions, however requests that Council endeavours to seek DNZ's acceptance of design improvements to the Johnsonville Shopping Centre redevelopment, that accord with these new provisions, prior to seeking any building consent.

Decision(s) requested:

- 1 - Council seek DNZ's agreement to make significant design improvements to its Johnsonville Shopping Centre redevelopment (especially in terms of accessibility by people with mobility restrictions), in ways that closely accord with the new provisions of DPC73, before it seeks any building consent.
 - 2 - Modify the Plan Change to allow the Johnsonville Masterplan to be totally redeveloped and extended into a specific (and legally-binding) Design Guide for the whole Johnsonville Centre.
 - 3 - Redevelop the Johnsonville Masterplan to require the development of a 24/7-usable public pedestrian thoroughfare through the Johnsonville Shopping Centre from Johnsonville Rd to Moorefield Rd, and the curving realignment of Johnsonville Rd to the east so as to create a major pedestrian open space on the west side of the road.
 - 4 - That the Business Area Rules and Standards be modified to ensure that there will always be adequate car-parking facilities for people with mobility restrictions, adjoining the main entrances of all major shopping and business developments, and close to all major bus stops and railway stations.
 - 5 - That the requirements of 7.6.2.8 be totally re-expressed, solely in terms of the performance-based requirements of clause G6 of the NZ Building Code.
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Submitter Number: 123

Submitter details: Jean Chapman
18 Silverstream Road
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Did not state

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

- 1 - Retain Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.
-

Submitter Number: 124

Submitter details: Iqbal Manzoor Haque and Cara Nancibel
Haque
67A Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

- 1 - Retain Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 125

Submitter details: Zaheda and Chris Davies
57 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - The site at 6-14 Thatcher Crescent, Crofton Downs, should be removed from DPC73 and the current Outer Residential zoning should remain.

Submitter Number: 126

Submitter details: Paul Hunt
13 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 127

Submitter details: Angela Taylor
33 Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: No

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - The site at 6-14 Thatcher Crescent, Crofton Downs, should be removed from DPC73 and the current Outer Residential zoning should remain.

Submitter Number: 128

Submitter details: Diana Kincaid Dallas
36B Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 129

Submitter details: Andrea Bland
42A Thatcher Crescent
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 130

Submitter details: Kay Hukins
1 Chevalier Way
Crofton Downs
WELLINGTON 6035

Wish to be Heard: Yes

Submission summary: Opposes the proposed rezoning of Williams Mitre 10 garden centre on Thatcher Crescent, Crofton Downs from Outer Residential to Centres.

Decision(s) requested:

1 - Retain Outer Residential zoning of 4-14 Thatcher Crescent, Crofton Downs.

Submitter Number: 131

Submitter details: Greater Wellington Regional Council
Laura Paynter
P O Box 11646
WELLINGTON 6142

Wish to be Heard: Yes

Submission summary: Generally supports the proposed plan change as it relates to regional form, urban design, transport and energy, however recommends amendments to the proposed plan regarding the coastal environment and natural hazards.

Decision(s) requested:

- 1 - Amend Policy 6.2.8.5 to be consistent with proposed policy 33.2.11.5.
- 2 - Delete Rule 7.2.2 relating to flooding hazards.
- 3 - Modify the non-notification/service statement for Rule 7.3.9 to clarify that GWRC is an affected party for such applications.
- 4 - Add a note to Rule 7.3.7.3 to state that it would only apply where Rule 7.4.4 does not.
- 5 - Change the non-notification statement to reflect that GWRC is an affected party for these resource consents.
- 6 - Retain Rule 7.4.4
- 7 - Amend Standard 7.6.2.3.1 to clarify that building restrictions should apply throughout the area susceptible to hazard and access issues, including along the length of Porirua Stream and its tributaries.
- 8 - Retain Policy 33.2.11.5 and amend the explanation.
- 9 - Delete Rule 34.2.2 and the accompanying note.
- 10 - Add a note to Rule 34.3.9.3 to state that it would only apply where Rule 34.4.10 does not.

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- 11 - Change the non-notification statement for Rule 34.3.9.3 to reflect that Greater Wellington is an affected party for these resource consents.
 - 12 - Modify the non-notification/service statement for Rule 34.3.11 to clarify that GWRC is an affected party for such applications.
 - 13 - Retain Rule 34.4.10, modifying the wording to be consistent with Rule 7.4.4.
 - 14 - Amend Standard 34.6.2.3.2 to clarify that building restrictions should apply throughout the area susceptible to hazard and access issues, including along the length of Porirua Stream and its tributaries.
 - 15 - Include an additional policy (and accompanying explanatory text) under Objective 33.2.10 that specifically addresses natural hazards unique to the coastal environment.
 - 16 - Include an objective and policies in chapter 6 to maintain and enhance the coastal environment, acknowledging the hazards unique to the coast.
 - 17 - Retain objectives 6.2.1 and 33.2.1 and their associated policies.
 - 18 - Retain objectives 6.2.2, 33.2.2 and 33.2.3 and their associated policies.
 - 19 - Retain objectives 6.2.3 and 33.2.4 and their associated policies.
 - 20 - Retain objectives 6.2.5 and 33.2.6 and their associated policies.
 - 21 - Add a new policy to the Centre and Business chapters consistent with Policy 4.2.5.3 of the proposed Residential Areas chapter.
 - 22 - Consider the most appropriate policy for the park and ride facility method currently under Policy 33.2.2.5.
 - 23 - Change the zone names to more clearly reflect the intent of the district plan, such as "Suburban Centres", "Business Area (Mixed)" and "Business Area (Industrial)".
 - 24 - Change the proposed new zones colours on the planning maps.
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Submitter Number: 132

Submitter details: John J Pavan
5 Neville Street
Johnsonville

Wish to be Heard: Yes

Submission summary: Supports Plan Change 73.

Decision(s) requested:

- 1 - Supports Plan Change 73.