





























Appendix 1 - Overview report

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
				and operational needs of retirement villages; and the need to provide for efficient use of larger sites. Considers that for resource consent applications for the construction of or additions / alterations to retirement villages under MCZ-R20 should be precluded from being publicly notified; and that for a resource consent application for the construction of or additions / alterations to retirement villages under MCZ-R20 that complies with MCZ-S1 and MCZ-S4 should be precluded from being limited notified.	<del>Valley centres and either comprises 25 or more residential units or is a non-residential building (this clause is not applicable to retirement villages);</del> 4. The Residential Design Guide (this clause is not applicable to retirement villages); 5. The extent and effect of any identifiable site constraints; 6. Construction impacts on the transport network; and 7. The availability and connection to existing or planned three waters infrastructure; 8. For retirement villages: i. The effects of the retirement village on the safety of adjacent streets or public open spaces; ii. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length; iii. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces; iv. When assessing the matters in 2(a)(2), and 2(a)(8)(i) – (iii), consider: a. The need to provide for efficient use of larger sites; and b. The functional and operational needs of the retirement village. v. The positive effects of the construction, development and use of the retirement village.  For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings	Reject.	No.
McDonald's	274.47	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	McDonald's is opposed to the 'City Outcomes Contributions' provisions and considers that developments that breach height standards should instead be considered on their merits and effects. The merits of a proposal should not be confined to a specified and required list.	Seeks that MCZ-P10 (City Outcomes Contributions) is deleted.	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
Property Council New Zealand	338.16	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Amend	Considers that incentives for large developments that can demonstrate a City Outcomes Contribution (such as priority consenting) would establish a quid pro quo system and enable growth rather than placing additional obstacles for large-scale development to occur.	Seeks that incentives be provided to encourage but not require large developments to deliver City Outcomes Contributions.	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
The Retirement Villages Association of New Zealand Incorporated	FS126.207	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with The RVA's primary submission.	Disallow	Accept in part.	No.
Ryman Healthcare Limited	FS128.207	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission.	Disallow	Accept in part.	No.
Restaurant Brands Limited	349.161	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	Oppose  The Centres and Mixed-Use Design Guide (and the associated policy and matters of discretion linkages), do not recognise or provide for the functional or operational requirements of activities.  The Design Guide reads as a set of rules to be complied with, rather than guidelines to inform the assessment of applications for resource consent and will result in an unnecessarily onerous and unreasonable resource consent process.  The Design Guide places unreasonable requirements on applicants on matters that are more appropriately dealt with at a national level (for example, reducing travel/shipping costs of materials to reduce carbon emissions, and installing insulation above minimum requirements). The imposition of "thresholds" for certain types of development result in a "pass/fail" assessment being applied and will result in an unnecessarily onerous and unreasonable resource consent process.	Amend MCZ-P10 (City outcomes contribution) as follows:  Require over height, large-scale residential, non-residential and comprehensive development in the Metropolitan Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed-Use Design Guide guideline G107, including through either:  ... <del>2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or</del> <del>3.2. Incorporating</del> <del>4.3. Incorporating</del> <del>5.4. Enabling</del>	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
Foodstuffs North Island	FS23.53	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	Submission point 349.161 seeks to amend MCZ-P10. FSNI submission point 476.43 seeks to delete this policy in its entirety, FSNI submission seeks that functional or operational requirements of activities and development are recognised in MCZ-P7 in submission point 476.42.	Disallow / Reject submission in part.	Accept in part.	No.
Retirement Villages Association of New Zealand Incorporated	350.279	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	Opposes the inclusion of the City Outcomes Contribution requirements of MCZ-P10 and considers that any requirements associated with developments that are under or over height should directly relate to mitigation of potential or actual effects. Considers that the policy would create barriers that strongly conflict with the need to resolve the housing crisis and address the needs of the rapidly growing aging population.	Delete MCZ-P10 (City outcomes contribution) in its entirety as notified.	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes

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Woolworths New Zealand	359.76	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Amend	Considers that MCZ-P10 is unclear and should be amended. The policy contains an incorrect reference to the Centres and Mixed Use Design Guide document (should be G97 as opposed to G107). A review of the guideline indicates that G97 City Outcomes Contribution is only triggered for City Centre zone developments (under or over height development comprising 50 or more units or any comprehensive development) and for over height development comprising 25 or more units or any comprehensive development in the Metropolitan Centre zone (MCZ), Neighbourhood Centre zone (NCZ), Local Centre zone (LCZ) and High Density Residential zone (HRZ). As such, the Policy as currently drafted implies that any non-residential development in the LCZ is subject to this policy which is incorrect. The above amendment seeks to align this Policy with the Guide document.	Amend MCZ-P10 (City outcomes contribution) as follows:  Require <del>over height</del> large-scale residential, non-residential and comprehensive development <del>that are over height</del> in the Metropolitan Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline <del>G97/G107</del> , including through either:  ...	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
Foodstuffs North Island	FS23.18	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	Submission point 359.76 seeks to amend MCZ-P10. FSNi submission point 476.43 seeks to delete MCZ-P10 in it's entirety.	Disallow / Disallow this submission in part.	Accept in part.	No.
Z Energy Limited	361.83	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Support in part	MCZ-P10 is supported, as it seeks to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107.	Retain MCZ-P10 (City Outcomes Contribution) with amendment.	Reject in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	No.
Z Energy Limited	361.84	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Amend	MCZ-P10 should also recognise the existing environment and the functional requirements of a range of activities.	Amend MCZ-P10 (City Outcomes Contribution) as follows:  Require over height, large-scale residential, non-residential and comprehensive development in the Metropolitan Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107, <u>while recognising the existing environment</u> including through either:  1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. Incorporating assisted housing into the development; where this is provided, legal instruments are required to ensure that it remains assisted housing for at least 25 years; and/or 5. Enabling ease of access for people of all ages and mobility. <del>6. Recognises that alternative design responses are necessary for functional requirements of a range of activities, including existing service stations.</del>	Reject.	No.
Kāinga Ora Homes and Communities	391.665	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Support in part	Opposes requiring 'City Outcomes Contribution' in MCZ-P10 for development for the following reasons: <ul style="list-style-type: none"> <li>it is inconsistent with the current legislative framework;</li> <li>Over height development should be assessed based on the potential or actual effects or the proposed infringement, as provided for by the rule framework; and</li> <li>all of these activities are anticipated by the zone, and this policy has the potential to disincentivise intensified development.</li> </ul>	Retain MCZ-P10 (City outcomes contribution) and seeks amendment.	Reject in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.160	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Not specified	The RVA supports in part the relief sought in this submission where it aligns with The RVA's primary submission to have these references removed.	Amend / Allow the submission point, subject to the relief sought within The RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.160	Part 3 / Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Not specified	Ryman supports in part the relief sought in this submission where it aligns with Ryman's primary submission to have these references removed.	Amend / Allow the submission point, subject to the relief sought within Ryman's primary submission.	Accept in part.	No.
Kāinga Ora Homes and Communities	391.666	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Amend	Opposes requiring 'City Outcomes Contribution' in MCZ-P10 for development for the following reasons: <ul style="list-style-type: none"> <li>it is inconsistent with the current legislative framework;</li> <li>Over height development should be assessed based on the potential or actual effects or the proposed infringement, as provided for by the rule framework; and</li> <li>all of these activities are anticipated by the zone, and this policy has the potential to disincentivise intensified development.</li> </ul>	Amend MCZ-P10 (City outcomes contribution) as follows:  Require <del>over height</del> large-scale residential, non-residential and comprehensive <u>Encourage</u> development in the Metropolitan Centre Zone to <u>contribute to positive outcomes</u> deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline <del>G107</del> , including through either:  1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. <u>Incorporating assisted housing into the development; where this is provided, legal instruments are required to ensure that it remains assisted housing for at least 25 years; and/or</u> 5. Enabling ease of access for people of all ages and mobility.	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes

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Investore Property Limited	405.106	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	Considers that the 'City Outcomes Contributions' provisions are inappropriate. Specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development which he submitter considers is inappropriate. Developments that breach height standards should instead be considered on their own merits and effects.  [Refer to original submission for full reason, including attachment]	Seeks deletion of MCZ-P10 (City Outcomes Contribution) in its entirety as notified.	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
Investore Property Limited	405.107	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	Opposes MCZ-P10. Considers that the 'City Outcomes Contributions' provisions are inappropriate. Specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development which he submitter considers is inappropriate. Developments that breach height standards should instead be considered on their own merits and effects.  [Refer to original submission for full reason, including attachment]	Delete MCZ-P10 (City Outcomes Contribution) in its entirety.	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
VicLabour	414.41	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Support in part	Supportive of the inclusion of a points based system to allow developments outside of some of the rules in the PDP if they provide other benefits (the city outcomes contribution mechanism) but considers it an example of how arbitrary and excessive many of these regulations are, particularly around height and character protections.	Seeks to retain points based system to allow developments outside of some of the rules in the PDP if they provide other benefits. [Inferred decision requested]	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
Willis Bond and Company Limited	416.125	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Amend	The submitter has requested removing the height limit in the CCZ, in which case the City Outcomes Contribution would not be relevant. The submitter considers that if that occurs, Council should consider whether it is still worth retaining the City Outcomes Contribution in other zones – it may be preferable removing the concept altogether.	Seeks that MCZ-P10 (City outcomes contribution) be amended in accordance with any changes to CCZ-P11 (City outcomes contribution). Should height limits in the CCZ (City Centre Zone) be removed seeks that Council considers whether it is still worth retaining the City Outcomes Contribution in other zones (including MCZ (Metropolitan Centre Zone)).	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
Foodstuffs North Island	F523.91	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Support	Submission point 416.125 seeks a similar outcome to FSNI submission point 476.43 but FSNI submission point 476.43 seeks to delete MCZ-P10 in its entirety.	Allow / Allow submission in part.	Accept in part	Yes
Fabric Property Limited	425.54	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.  The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of "density done well" as stated in the Design Guide.  Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.	Delete MCZ-P10 (City Outcomes Contribution) in its entirety.	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
Stride Investment Management Limited	470.39	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	Opposes due to the points raised in relation to the 'City Outcomes Contributions' [refer to original submission]	Delete MCZ-P10 (City Outcomes Contribution) in its entirety.	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
Foodstuffs North Island	476.43	Commercial and mixed use Zones / Metropolitan Centre Zone / MCZ-P10	Oppose	Opposes MCZ-P10.  While FSNI recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to noncompliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.  The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the PDP strategic objectives and NPS-UD requirements of providing for development capacity and urban intensification.	Delete MCZ-P10 (City outcomes contribution) and consequential references in their entirety.	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes



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Fabric Property Limited	425.104	Development Area / Development Area Kilbirnie Bus Barns / DEV1-R1	Amend	<p>Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules.</p> <p>Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of "density done well" as stated in the Design Guide.</p> <p>Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.</p>	<p>Amend DEV1-R1.1.3 (City Outcomes Contribution) as follows:</p> <p>...</p> <p><del>3. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building;</del></p> <p>....</p>	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
Retirement Villages Association of New Zealand Incorporated	350.259	Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Amend	<p>Considers policy support for retirement villages in the Mixed Use Zone is required.</p>	<p>Add the following new policies in the Mixed Use Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u></p> <p>1. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u></p> <p>2. <u>Recognise the functional and operational needs of retirement villages, including that they:</u></p> <p>a. <u>May require greater density than the planned urban built character to enable efficient provision of services.</u></p> <p>b. <u>Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p> <p><u>Changing communities</u></p> <p><u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</u></p> <p><u>Larger sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</u></p>	Reject – new policy for retirement villages not supported in the MUZ	No.
Retirement Villages Association of New Zealand Incorporated	350.260	Commercial and mixed use Zones / Mixed Use Zone / New MUZ	Amend	<p>Considers policy support for retirement villages in the Mixed Use Zone is required.</p>	<p>Add the following new policies in the Mixed Use Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u></p> <p>1. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u></p> <p>2. <u>Recognise the functional and operational needs of retirement villages, including that they:</u></p> <p>a. <u>May require greater density than the planned urban built character to enable efficient provision of services.</u></p> <p>b. <u>Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p> <p><u>Changing communities</u></p> <p><u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</u></p> <p><u>Larger sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</u></p>	Reject – new policy for retirement villages not supported in the MUZ	No.
Retirement Villages Association of New Zealand Incorporated	350.261	Commercial and mixed use Zones / Mixed Use Zone / New MUZ	Amend	<p>As currently drafted retirement villages would be a permitted or discretionary activity under the 'residential activities' rule of the Mixed Use Zone (MUZ-R10). Considers that the Local Centre Zone should have a retirement village specific rule that provides for retirement villages as a permitted activity (with the construction of the retirement villages being a restricted discretionary activity under MUZ-R16). Permitted activity status recognises retirement villages are residential activities and provide substantial benefit by way of enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.</p>	<p>Add new 'Retirement villages' in the Mixed Use Zone chapter rule as follows:</p> <p><u>MUZ-RX Retirement villages</u></p> <p><u>1. Activity status: Permitted</u></p>	Accept in part – new Discretionary rule for retirement villages added to the MUZ	Yes
Retirement Villages Association of New Zealand Incorporated	350.256	Commercial and mixed use Zones / Commercial	Amend	<p>Supports the construction of, or additions and alterations to, buildings and structures being a permitted or restricted discretionary activity under COMZ-R9. Does not oppose the inclusion of the</p>	<p>Retain COMZ-R9 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment as follows:</p>	Reject.	No.

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McDonald's	274.14	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Oppose	McDonald's is opposed to the 'City Outcomes Contributions' provisions and considers that developments that breach height standards should instead be considered on their merits and effects. The merits of a proposal should not be confined to a specified and required list.	Seeks that NCZ-P10 (City Outcomes Contributions) is deleted.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes
Property Council New Zealand	338.14	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Amend	Considers that incentives for large developments that can demonstrate a City Outcomes Contribution (such as priority consenting) would establish a quid pro quo system and enable growth rather than placing additional obstacles for large-scale development to occur.	Seeks that incentives be provided to encourage but not require large developments to deliver City Outcomes Contributions.	Accept in part – City Outcomes Contribution replaced with revised 'City Development Outcomes' policy	Yes
The Retirement Villages Association of New Zealand Incorporated	FS126.205	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with The RVA's primary submission.	Disallow	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
Ryman Healthcare Limited	FS128.205	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission.	Disallow	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
Restaurant Brands Limited	349.70	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Oppose	Oppose  The Centres and Mixed-Use Design Guide (and the associated policy and matters of discretion linkages), do not recognise or provide for the functional or operational requirements of activities.  The Design Guide reads as a set of rules to be complied with, rather than guidelines to inform the assessment of applications for resource consent and will result in an unnecessarily onerous and unreasonable resource consent process.  The Design Guide places unreasonable requirements on applicants on matters that are more appropriately dealt with at a national level (for example, reducing travel/shipping costs of materials to reduce carbon emissions, and installing insulation above minimum requirements). The imposition of "thresholds" for certain types of development result in a "pass/fail" assessment being applied and will result in an unnecessarily onerous and unreasonable resource consent process.	Amend NCZ-P10 (City outcomes contribution) as follows:  ...  Require over height, large-scale residential, non-residential and comprehensive development in the Neighbourhood Centre Zone to <del>deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed-Use Design Guide guideline G107, including through either:</del>  ...  <del>2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or</del> 3.2. Incorporating... 4.3. Incorporating... <del>5.4. Enabling...</del>	Reject as the COC / new City Development Outcomes policy will not apply in the NCZ	No
Foodstuffs North Island	FS23.37	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Oppose	FSNI submission seeks to delete this policy in its entirety (476.15), FSNI submission 476.16 seeks that functional or operational requirements of activities and development are recognised in NCZ-P7. Submission point 349.70 just seeks to amend NCZ-P10.	Disallow / Reject submission in part.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
Retirement Villages Association of New Zealand Incorporated	350.218	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Oppose	Opposes the inclusion of the City Outcomes Contribution requirements of NCZ-P10 and considers that any requirements associated with developments that are under or over height should directly relate to mitigation of potential or actual effects. Considers that the policy would create barriers that strongly conflict with the need to resolve the housing crisis and address the needs of the rapidly growing aging population.	Delete NCZ-P10 (City outcomes contribution) in its entirety.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes
Woolworths New Zealand	359.51	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Amend	Considers that NCZ-P10 is unclear and should be amended. Notes that the policy contains an incorrect reference to the Centres and Mixed Use Design Guide document (should be G97 as opposed to G107). A review of the guideline indicates that G97 City Outcomes Contribution is only triggered for City Centre zone developments (under or over height development comprising 50 or more units or any comprehensive development) and for over height development comprising 25 or more units or any comprehensive development in the MCZ, NCZ, LCZ and HRZ. As such, the Policy as currently drafted implies that any non-residential development in the NCZ is subject to this policy which is incorrect. The above amendment seeks to align this Policy with the Guide document.	Amend NCZ-P10 (City outcomes contribution) as follows:  Require <del>over height</del> large-scale residential, non-residential and comprehensive development <del>that are over height</del> in the Neighbourhood Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline <del>G107</del> <del>G97</del> , including through either:  ...	Reject as the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
Foodstuffs North Island	FS23.3	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Oppose	FSNI seeks to remove NCZ-P10 in its entirety in submission point 476.15. Submission point 359.51 seeks to amend NCZ-P10 so opposes 476.15.	Disallow / Reject submission in part.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
WCC Environmental Reference Group	377.434	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Support	NCZ-P10 is supported as the need for ensuring access to outdoor space, including private or shared communal areas is supported.	Retain NCZ-P10 (City outcomes contribution) as notified.	Reject as the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
Kāinga Ora Homes and Communities	391.529	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Oppose in part	Opposes requiring 'City Outcomes Contribution' in NCZ-P10 for the following reasons: (a) It is inconsistent with the current legislative framework; (b) Over height development should be assessed based on the potential or actual effects or the proposed infringement, as provided for by the rule framework; and (c) All of these activities are anticipated by the zone, and this policy has the potential to disincentivise intensified development. Seeks amendments to instead encourage positive outcomes of development.	Opposes in part NCZ-P10 (City outcomes contribution) and seeks amendment.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.

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The Retirement Villages Association of New Zealand Incorporated	FS126.152	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Not specified	The RVA oppose in part the relief sought in this submission as it is inconsistent with The RVA's primary submission where The RVA sought this provision be deleted in full.	Amend / Disallow the submission point and instead grant the relief sought by The RVA.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
Ryman Healthcare Limited	FS128.152	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Not specified	Ryman oppose in part the relief sought in this submission as it is inconsistent with Ryman's primary submission where Ryman sought this provision be deleted in full.	Amend / Disallow the submission point and instead grant the relief sought by Ryman.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
Kāinga Ora Homes and Communities	391.530	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Amend	Opposes requiring 'City Outcomes Contribution' in NCZ-P10 for the following reasons: (a) It is inconsistent with the current legislative framework; (b) Over height development should be assessed based on the potential or actual effects or the proposed infringement, as provided for by the rule framework; and (c) All of these activities are anticipated by the zone, and this policy has the potential to disincentivise intensified development. Seeks amendments to instead encourage positive outcomes of development.	Amend NCZ-P10 (City outcomes contribution) as follows: <del>Require over height, large scale residential, non-residential and comprehensive Encourage</del> development in the Neighbourhood Centre Zone to contribute to positive outcomes deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107, including through either: 1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. <del>Incorporating assisted housing into the development; where this is provided, legal instruments are required to ensure that it remains assisted housing for at least 25 years; and/or 5.4.</del> Enabling ease of access for people of all ages and mobility.	Reject as the COC / new City Development Outcomes policy will not apply in the NCZ	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.153	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Not specified	The RVA oppose in part the relief sought in this submission as it is inconsistent with The RVA's primary submission where The RVA sought this provision be deleted in full.	Amend / Disallow the submission point and instead grant the relief sought by The RVA.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
Ryman Healthcare Limited	FS128.153	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Not specified	Ryman oppose in part the relief sought in this submission as it is inconsistent with Ryman's primary submission where Ryman sought this provision be deleted in full.	Amend / Disallow the submission point and instead grant the relief sought by Ryman.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
Investore Property Limited	405.61	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Oppose	Considers that the 'City Outcomes Contributions' provisions are inappropriate. Specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development which he submitter considers is inappropriate. Developments that breach height standards should instead be considered on their own merits and effects.  [Refer to original submission for full reason, including attachment]	Seeks deletion of NCZ-P10 (City Outcomes Contribution) in its entirety as notified.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
VictLabour	414.36	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Support in part	Supportive of the inclusion of a points based system to allow developments outside of some of the rules in the PDP if they provide other benefits (the city outcomes contribution mechanism) but considers it an example of how arbitrary and excessive many of these regulations are, particularly around height and character protections.	Seeks to retain points based system to allow developments outside of some of the rules in the PDP if they provide other benefits. [Inferred decision requested]	Reject.	No.
Fabric Property Limited	425.50	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Oppose	Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.  The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of "density done well" as stated in the Design Guide.  Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.	Delete NCZ-P10 (City Outcomes Contribution) in its entirety.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.

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Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Foodstuffs North Island	476.15	Commercial and mixed use Zones / Neighbourhood Centre Zone / NCZ-P10	Oppose	<p>Opposes NCZ-P10.</p> <p>While FSNi recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to noncompliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the PDP strategic objectives and NPS-UD requirements of providing for development capacity and urban intensification.</p>	Delete NCZ-P10 (City outcomes contribution) and consequential references in their entirety.	Accept – the COC / new City Development Outcomes policy will not apply in the NCZ	Yes.
Retirement Villages Association of New Zealand Incorporated	350.206	Commercial and mixed use Zones / Neighbourhood Centre Zone / New NCZ	Support	Considers policy support for retirement villages in the Neighbourhood Centre Zone is required.	<p>Add the following new policies in the Neighbourhood Centre Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u>  <u>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u>  <u>2. Recognise the functional and operational needs of retirement villages, including that they:</u>  <u>a. May require greater density than the planned urban built character to enable efficient provision of services.</u>  <u>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u>  <u>Changing communities</u>  <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities. Larger sites</u>  <u>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</u></p>	Accept in part.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.207	Commercial and mixed use Zones / Neighbourhood Centre Zone / New NCZ	Amend	Considers policy support for retirement villages in the Neighbourhood Centre Zone is required.	<p>Add the following new policies in the Neighbourhood Centre Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u>  <u>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u>  <u>2. Recognise the functional and operational needs of retirement villages, including that they:</u>  <u>a. May require greater density than the planned urban built character to enable efficient provision of services.</u>  <u>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u>  <u>Changing communities</u>  <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities. Larger sites</u>  <u>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</u></p>	Accept in part – mew policy specific to retirement villages added.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.208	Commercial and mixed use Zones / Neighbourhood Centre Zone / New NCZ	Support	As currently drafted retirement villages would be a permitted or discretionary activity under the 'residential activities' rule of the Neighbourhood Centre Zone (NCZ-R10). Considers that the Neighbourhood Centre Zone should have a retirement village specific rule that provides for retirement villages as a permitted activity (with the construction of the retirement villages being a restricted discretionary activity under NCZ-R18). Permitted activity status recognises retirement villages are residential activities and provide substantial benefit by way of enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	<p>Add new 'Retirement villages' rule as follows:</p> <p><u>NCZ-RX Retirement villages</u>  <u>1. Activity status: Permitted</u></p>	Accept in part – new rule added with Discretionary activity status.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.209	Commercial and mixed use Zones / Neighbourhood Centre Zone / New NCZ	Amend	As currently drafted retirement villages would be a permitted or discretionary activity under the 'residential activities' rule of the Neighbourhood Centre Zone (NCZ-R10). Considers that the Neighbourhood Centre Zone should have a retirement village specific rule that provides for retirement villages as a permitted activity (with the construction of the retirement villages being a restricted discretionary activity under NCZ-R18). Permitted activity status recognises retirement villages are residential activities and provide substantial benefit by way of enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	<p>Add new 'Retirement villages' rule to the Neighbourhood Centre Zone as follows:</p> <p><u>NCZ-RX Retirement villages</u>  <u>1. Activity status: Permitted</u></p>	Accept in part – new rule added with Discretionary activity status.	Yes.

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Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Waka Kotahi NZ Transport Agency	FS103.35	Part 3 / Commercial and mixed use Zones / Neighbourhood Centre Zone / New NCZ	Oppose	Oppose residential activities on the ground floor to support vibrant streets.	Disallow	Accept in part – new rule does not allow retirement villages as a permitted activity	No.
Retirement Villages Association of New Zealand Incorporated	350.204	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Support	Considers policy support for retirement villages in the Neighbourhood Centre Zone is required.	<p>Add the following new policies in the Neighbourhood Centre Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u>  1. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u>  2. <u>Recognise the functional and operational needs of retirement villages, including that they:</u>  a. <u>May require greater density than the planned urban built character to enable efficient provision of services.</u>  b. <u>Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p> <p><u>Changing communities</u>  <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</u></p> <p><u>Larger sites</u>  <u>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</u></p>	Accept in part.	Yes
Retirement Villages Association of New Zealand Incorporated	350.205	Commercial and mixed use Zones / Neighbourhood Centre Zone / General NCZ	Amend	Considers policy support for retirement villages in the Neighbourhood Centre Zone is required.	<p>Add the following new policies in the Neighbourhood Centre Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u>  1. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u>  2. <u>Recognise the functional and operational needs of retirement villages, including that they:</u>  a. <u>May require greater density than the planned urban built character to enable efficient provision of services.</u>  b. <u>Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p> <p><u>Changing communities</u>  <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities. Larger sites</u>  <u>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</u></p>	Accept in part.	Yes