

Wellington City Proposed District Plan

REPORT 3B

Appendix 2

Recommended Responses to Submissions and Further Submissions

Viewshaft Chapter

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Wellington's Character Charitable Trust	233.13	Historical and Cultural Values / Viewshafts / General VIEW	Support	Considers that the provisions in the VIEW chapter (Viewshafts) identify and maintain significant views that contribute to Wellingtons sense of place and identity. They are an important part of Wellingtons Character and should be preserved.	Retain VIEW (Viewshafts) chapter as notified.	Accept in part.	No.
Thorndon Residents' Association Inc	F569.91	Part 2 / Historical and Cultural Values / Viewshafts / General VIEW	Support	Appropriate protection of pre-1930s buildings 10min walkable catchment Specific heritage identification and assessment Views contributing to sense of place and identity Extend Character Precincts per Boffa Miskell Boffa Miskell streetscapes Appropriate protection of pre-1930s buildings CCZ encroachment on residential zones Old St Pauls height controls Preserve viewshafts	Allow	Accept in part.	No
Wellington City Council	266.89	Historical and Cultural Values / Viewshafts / General VIEW	Amend	Considers an additional sentence is needed in the introduction.	Add the following sentence to the end of the last paragraph in the introduction: <u>The associated rules apply to sites within the City Centre Zone, Waterfront Zone and the Viewshaft Control Area identified on the District Plan maps, and only to development that impinges on the specific parameters of each view set out in SCHEDS.</u>	Accept in part.	Yes.
Claire Bibby	329.1	Historical and Cultural Values / Viewshafts / General VIEW	Amend	Considers that the survey mark used for the construction of the Tawa tunnel has a view worthy of preservation as a viewshaft. [Refer to original submission for full reason, including appendices]	Seeks that the view from the survey marker used for the centre line of the railway tunnel in Tawa be recognised as a viewshaft.	Reject.	No
Juliet Broadmore	471.1	Historical and Cultural Values / Viewshafts / General VIEW	Support in part	Support viewshafts to protect the views to important and connecting landmarks in the city.	Retain Viewshaft chapter as notified. [Inferred decision requested]	Accept in part.	No
Argosy Property No. 1 Limited	383.70	Historical and Cultural Values / Viewshafts / VIEW-P2	Support	Supports the policy as it enables reasonable intrusions into viewshafts. Viewshafts are generally provided within the street corridor, however some extend onto and over private properties. This policy reflects that buildings and additions to existing buildings can be appropriate	Retain VIEW-P2 (Maintaining identified values) as notified.	Accept in part..	No
Argosy Property No. 1 Limited	383.71	Historical and Cultural Values / Viewshafts / VIEW-P3	Support	Supports the policy as it enables reasonable intrusions into viewshafts. Viewshafts are generally provided within the street corridor, however some extend onto and over private properties. This policy reflects that buildings and additions to existing buildings can be appropriate	Retain VIEW-P3 (Avoiding intrusions into iconic and landmark views) as notified.	Accept in part.	No
Wellington City Council	266.90	Historical and Cultural Values / Viewshafts / VIEW-R1	Amend	Considers amendment needed to fix drafting error. Considers the reference to CCZ-S8 (Active frontage control) is incorrect. Considers this rule is meant to cross-reference to CCZ veranda standard, which is CCZ-S7.	Amend VIEW-R1 (Verandahs within viewshafts) as follows: a. Compliance with Standard CCZ-S8 <u>CCZ-S7</u> is achieved; and ...	Accept.	Yes.
Wellington City Council	266.91	Historical and Cultural Values / Viewshafts / VIEW-R1	Amend	Considers zoning boxes should be added to the left of the rules, so it is clear where the viewshaft provisions apply.	Amend VIEW-R1.1 (Verandas within viewshafts) and R1.2 to add a zones column for both the Permitted Activity and Restricted Discretionary rule categories as follows: <u>City Centre Zone</u>	Accept	Yes.
Wellington City Council	266.92	Historical and Cultural Values / Viewshafts / VIEW-R2	Amend	Considers zoning boxes should be added to the left of the rules, so it is clear where the viewshaft provisions apply. Considers this rule only applies to the less significant Golden Mile views that only rule through the CCZ and WFZ and end at the waterfront.	Amend VIEW-R2.1 (Construction of new buildings and structures, and alterations and additions to existing buildings, within a viewshaft), to add a zones column for the Restricted Discretionary rule category as follows: <u>City Centre Zone</u> <u>Waterfront Zone</u>	Accept in part.	Yes.
Wellington City Council	266.93	Historical and Cultural Values / Viewshafts / VIEW-R2	Amend	Considers zoning boxes should be added to the left of the rules, so it is clear where the viewshaft provisions apply. Considers this rule relates to more significant views out to long range focal elements over the harbour.	Amend VIEW-R2.2 (Construction of new buildings and structures, and alterations and additions to existing buildings, within a viewshaft), to add a zones column for the Restricted Discretionary rule category as follows: <u>City Centre Zone</u> <u>Waterfront Zone</u> <u>Viewshaft Control Area</u>	Accept in part.	Yes.
Argosy Property No. 1 Limited	383.72	Historical and Cultural Values / Viewshafts / VIEW-R2	Support in part	Supports the rule in that construction of new buildings and structures, and alterations and additions to existing buildings within viewshafts that are not iconic or landmark views should be restricted discretionary. This is appropriate to reflect that some intrusions into viewshafts are appropriate and can be considered in light of the relevant policies. It appears that Policy VIEW-P3 has been overlooked as a matter of discretion.	Amend VIEW-R2 (Construction of new buildings and structures, and alterations and additions to existing buildings within a viewshaft) as follows: Matters of discretion are: 1. The matters in VIEW-P2 and VIEW-P3.	Reject.	No.
Argosy Property No. 1 Limited	383.73	Historical and Cultural Values / Viewshafts / VIEW-S1	Support in part	Supports the standard in that construction of new buildings and structures, and alterations and additions to existing buildings within viewshafts that are not iconic or landmark views should be restricted discretionary. This is appropriate to reflect that some intrusions into viewshafts are appropriate and can be considered in light of the relevant policies. It appears that Policy VIEW-P3 has been overlooked as a matter of discretion.	Amend VIEW-S1 (View protection): Matters of discretion are: 1. The matters in VIEW-P2 and VIEW-P3.	Reject.	No.
CentrePort Limited	402.109	Historical and Cultural Values / Viewshafts / VIEW-S1	Support	Support exclusion for the Commercial Port Area from provisions	Retain VIEW-S1 (View protection) as notified.	Accept in part..	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
David Walmsley	229.1	Mapping / Mapping General / Mapping General	Oppose	<p>Considers that the site at 1 Carlton Gore Road is at the very end of the view shaft and that any development within this residential area will have no effect on the views out from the Cable Car location to the hill.</p> <p>Correspondence with WCC officers have indicated that they support the decision to reduce the viewshafts to the centre area zone and waterfront zones.</p> <p>Considers that as the viewshafts did not apply to the residential zones in the ODP this cannot be the case for the residential zones.</p> <p>Considers there is very little evidence to support the fact that view shafts are a qualifying matter for the property, or any properties subject to the MDRS.</p> <p>[Refer to original submission for full reason and correspondence]</p>	Remove the viewshaft from 1 Carlton Gore Road.	Accept in part.	Yes.
Wellington City Council	266.7	Mapping / Mapping General / Mapping General	Amend	<p>Considers the mapped viewshaft 8 (Panama Street) does not match with the VS8 description and picture in Schedule 5 as it extends over Customhouse Quay and Jervois Quay. In the maps, it dog-legs inwards at the boundary with Customhouse Quay. Also, VS8 in Schedule 5 describes the viewshaft as protecting views to the inner harbour and Oriental Bay, with Roseneath and Town Belt as context elements. To achieve this, the mapped overlay needs to extend over Queens Wharf to the water's edge in the same way the other viewshafts do. Otherwise, development in the Waterfront Zone could block the view described and photographed in Schedule 5 (Viewshafts).</p>	Seeks to extend the VS8 (Panama Street) in the Planning Maps to be an even fan (i.e. remove cut-out from Intercontinental Hotel) over Jervois Quay and Queens Wharf to the water's edge.	Accept in part.	Yes.
Panorama Property Limited	FS11.1	General / Mapping / Mapping General / Mapping General	Oppose	<p>This point on mapping omits to address the anomaly that is the inclusion of 1 Upland Road in the OSZ. Panorama opposes these mapping errors/changes because they omit to redraw the OSZ to exclude the Site and are incomplete as a result.</p> <p>Panorama submits that the inclusion of the site in the OSZ is contrary to the purpose and principles of the RMA and the Council's obligations and functions under the RMA and is unsupported by the Council's s 32 assessment.</p> <p>The site is owned by Council on behalf of the city's ratepayers and provides a reasonable rate of return under the long-term commercial lease. Its zoning should reflect that commercial realty.</p> <p>Panorama refers back to their submission (#10.1) for reasons and relief sought.</p> <p>[Refer to further submission for full reason]</p>	Disallow / Seeks that the submission point is disallowed, or alternative relief that may give better effect to the issues described in the further submission.	Reject.	Yes
Wellington's Character Charitable Trust	FS82.297	General / Mapping / Mapping General / Mapping General	Support	[No specific reason given beyond decision requested - refer to further submission]	Allow	Accept in part..	Yes
Historic Places Wellington Inc	FS111.65	General / Mapping / Mapping General / Mapping General	Support	Considers that viewshaft 8 needs amendment to achieve the purpose of protecting views of the heritage waterfront area.	Allow	Accept in part.	Yes.
Wellington City Council	266.37	Mapping / Mapping General / Mapping General	Amend	Considers the mapping of the viewshafts needs to be amended to provide clarity and certainty around the rule framework. This is to avoid impacts on the development potential of residentially zoned properties in the focal element of VS13-15 (i.e. their ability to achieve MDRS).	Amend the ePlan by adding a new specific control mapping layer 'Viewshaft Control Area' that dissects through TEDZ (Tertiary Education Zone), MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) properties under Viewshafts 13-15	Reject.	No.
Panorama Property Limited	FS11.31	General / Mapping / Mapping General / Mapping General	Oppose	<p>This point on mapping omits to address the anomaly that is the inclusion of 1 Upland Road in the OSZ. Panorama opposes these mapping errors/changes because they omit to redraw the OSZ to exclude the Site and are incomplete as a result.</p> <p>Panorama submits that the inclusion of the site in the OSZ is contrary to the purpose and principles of the RMA and the Council's obligations and functions under the RMA and is unsupported by the Council's s 32 assessment.</p> <p>The site is owned by Council on behalf of the city's ratepayers and provides a reasonable rate of return under the long-term commercial lease. Its zoning should reflect that commercial realty.</p> <p>Panorama refers back to their submission (#10.1) for reasons and relief sought.</p> <p>[Refer to further submission for full reason]</p>	Disallow / Seeks that the submission point is disallowed, or alternative relief that may give better effect to the issues described in the further submission.	Accept in part.	No.

Schedule 5 - Viewshafts

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Heritage New Zealand Pouhere Taonga	70.73	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Oppose	Oposes SCHED5-Schedule of Viewshafts to the extent that Viewshaft 21 of the Operative District Plan is not included.	Retain SCHED5-Schedule of Viewshafts with amendment.	Accept in part.	Yes.
Onslow Historical Society	F56.28	Part 4 / Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support	Viewshafts of significant heritage buildings are important for cultural and historic heritage townscape and Wellington's heritage landscape.	Allow	Accept in part.	Yes.
Wellington's Character Charitable Trust	F582.296	Part 4 / Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support	[No specific reason given beyond decision requested - refer to further submission]	Allow	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.63	Part 4 / Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support	Considers that viewshafts of significant heritage buildings are important for cultural and historic heritage townscape and Wellington's heritage landscape.	Allow	Accept in part.	Yes.
Heritage New Zealand Pouhere Taonga	70.74	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Amend	SCHED5 should be amended to include Viewshaft 21 Central Area Viewshafts Appendix 11 of the Operative District Plan (from the former National Art Gallery and Museum). Considers that this viewshaft is important in maintaining the integrity of views to and from the museum/war memorial site, and the wider Pukeahu area.	Reinstate Viewshaft 21 (Central Area Viewshafts Appendix 11 of the Operative District Plan) to SCHED5 - Viewshafts.	Reject.	No.
Onslow Historical Society	F56.29	Part 4 / Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support	Viewshafts of significant heritage buildings are important for cultural and historic heritage townscape and Wellington's heritage landscape.	Allow	Accept in part.	Yes.
Historic Places Wellington Inc	FS111.64	Part 4 / Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support	Considers that viewshafts of significant heritage buildings are important for cultural and historic heritage townscape and Wellington's heritage landscape.	Allow	Accept in part.	Yes.
Historic Places Wellington	182.51	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support in part	Supports the viewshafts of significant cultural heritage.	Retain SCHED5 - Viewshafts, with amendment. [Inferred decision requested]	Reject.	No
Historic Places Wellington	182.52	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Amend	Considers the viewshaft is important public heritage anchoring people in place and identity.	Add a new viewshaft to protect views of the Carillon at Pukeahu National War Memorial Park.	Reject.	No
Historic Places Wellington	182.53	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Amend	Considers the viewshaft is important public heritage anchoring people in place and identity.	Add a new viewshaft to protect views of St Paul's Church.	Reject.	No.
Thorndon Residents' Association Inc	F569.107	Part 4 / Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support	All inner Residential suburbs should be MDZ Exemption from upzoning Importance of character areas Character Precincts, rules & design regime Extended Character Precincts in line with Boffa Miskell Demolition be a restricted activity for pre-1930 buildings New viewshaft for views of St Paul's	Allow	Reject	No
Historic Places Wellington	182.54	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Amend	Considers the viewshaft is important public heritage anchoring people in place and identity.	Seeks a new viewshaft that protects the view towards Oriental Bay from the top of Parliament Steps	Reject.	No
Historic Places Wellington	182.55	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Amend	Considers the viewshaft is important public heritage anchoring people in place and identity.	Seeks a new viewshaft that protects the view towards Oriental Bay from the top of the Cable Car.	Reject.	No.
David Walmisley	229.2	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Oppose	Considers that the site at 1 Carlton Gore Road is at the very end of the view shaft and that any development within this residential area will have no effect on the views out from the Cable Car location to the hill. Correspondence with WCC officers have indicated that they support the decision to reduce the viewshafts to the centre area zone and waterfront zones. Considers that as the viewshafts did not apply to the residential zones in the ODP this cannot be the case for the residential zones. Considers there is very little evidence to support the fact that view shafts are a qualifying matter for the property, or any properties subject to the MDRS. [Refer to original submission for full reason and correspondence]	Remove the viewshaft from 1 Carlton Gore Road.	Accept in part.	Yes.

Schedule 5 - Viewshafts

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Wellington's Character Charitable Trust	233.42	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support	Considers that viewshafts are an important part of Wellington's Character and should be preserved.	Retain SCHED5 - Viewshafts as notified, with regard to viewshafts within the CCZ (City Centre Zone).	Accept.	No
Thorndon Residents' Association Inc	F569.97	Part 4 / Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support	Appropriate protection of pre-1930s buildings 10min walkable catchment Specific heritage identification and assessment Views contributing to sense of place and identity Extend Character Precincts per Boffa Miskell Boffa Miskell streetscapes Appropriate protection of pre-1930s buildings CCZ encroachment on residential zones Old St Pauls height controls Preserve viewshals	Allow	Accept.	No.
Eldin Family Trust	287.9	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support in part	Supports retention of viewshaft VS1 (The Beehive) with amendment. Considers The Beehive in particular is an internationally recognisable symbol of New Zealand. The outlooks towards the Beehive from the corners of Bunny/Featherston Streets and Whitmore/Featherston Streets are significant contributors to Wellington's sense of place and identity.	Retain viewshaft VS1 (The Beehive) with minor amendments to the descriptions of the viewshaft.	Accept in part.	Yes.
Thorndon Residents' Association Inc	F569.3	Part 4 / Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support	The concept of viewshafts is important for anchoring people in place and identity. Te Ahumairangi Hill is the significant feature of Thorndon which flanks the western side of the suburb. This visual backdrop is particularly striking from residential properties situated on the eastern side of the urban motorway. It's part of the experience of being in historic Thorndon and connects the community (in spite of the chasm (motorway) that fractured the suburb in the 1960's). The Hill is part of the experience of being in residential Thorndon. The mood of the day in Thorndon can be marked by the mood of the weather on and around Te Ahumairangi Hill (wind, fog, etc).	Allow / Seeks that the concept of viewshafts to Te Ahumairangi Hill also be considered from both the Hobson Street and Portland residential areas.	Accept in part.	Yes.
Eldin Family Trust	287.10	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Amend	Considers that amendments should be made to the Descriptions of VS1 to place greater recognition on the international significance of the Beehive as well as the contributing role of the Te Ahumairangi Hill (Tinakori Hill) backdrop.	Amend the description of Viewshaft VS1 (The Beehive) as follows: "A view of the Beehive <u>against the backdrop of Te Ahumairangi Hill</u> from a major thoroughfare for commuters. This is one of two significant viewshafts (the other being VS4) which, when combined, promote the image of Wellington as a capital city in views from key points within the northern end of the City Centre Zone. The Beehive and Parliament Buildings are two of the emblems of New Zealand's capital and key landmarks in the Wellington townscape. <u>They are internationally recognised symbols of New Zealand.</u> VS1, located on a major pedestrian route for commuters leaving the Wellington Rail Station, enhances wayfinding and contributes to Wellington's sense of place. <u>The backdrop of Te Ahumairangi Hill adds striking contrast and visual interest.</u> "	Accept in part.	Yes.
Thorndon Residents' Association Inc	F569.4	Part 4 / Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support	The concept of viewshafts is important for anchoring people in place and identity. Te Ahumairangi Hill is the significant feature of Thorndon which flanks the western side of the suburb. This visual backdrop is particularly striking from residential properties situated on the eastern side of the urban motorway. It's part of the experience of being in historic Thorndon and connects the community (in spite of the chasm (motorway) that fractured the suburb in the 1960's). The Hill is part of the experience of being in residential Thorndon. The mood of the day in Thorndon can be marked by the mood of the weather on and around Te Ahumairangi Hill (wind, fog, etc).	Allow / Seeks that the concept of viewshafts to Te Ahumairangi Hill also be considered from both the Hobson Street and Portland residential areas.	Accept in part.	Yes.
Eldin Family Trust	287.11	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Support in part	Supports the retention of Viewshaft VS4 (The Beehive and The Cenotaph – Whitmore Street) with amendment. Considers The Beehive in particular is an internationally recognisable symbol of New Zealand. The outlooks towards the Beehive from the corners of Bunny/Featherston Streets and Whitmore/Featherston Streets are significant contributors to Wellington's sense of place and identity.	Retain Viewshaft VS4 (The Beehive and The Cenotaph – Whitmore Street) with minor amendments to the descriptions of the viewshaft	Accept in part.	Yes.

Schedule 5 - Viewshafts

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Thorndon Residents' Association Inc	F569.5	Part 4 / Schedules Subpart / Schedules / SCHEDULES – Schedule of Viewshafts	Support	<p>The concept of viewshafts is important for anchoring people in place and identity.</p> <p>Te Ahumairangi Hill is the significant feature of Thorndon which flanks the western side of the suburb. This visual backdrop is particularly striking from residential properties situated on the eastern side of the urban motorway. It's part of the experience of being in historic Thorndon and connects the community (in spite of the chasm (motorway) that fractured the suburb in the 1960's).</p> <p>The Hill is part of the experience of being in residential Thorndon. The mood of the day in Thorndon can be marked by the mood of the weather on and around Te Ahumairangi Hill (wind, fog, etc).</p>	Allow / Seeks that the concept of viewshafts to Te Ahumairangi Hill also be considered from both the Hobson Street and Portland residential areas.	Accept in part.	Yes
Eldin Family Trust	287.12	Schedules Subpart / Schedules / SCHEDULES – Schedule of Viewshafts	Amend	<p>Considers that amendments should be made to the Descriptions of VS4 to place greater recognition on the international significance of the Beehive as well as the contributing role of the Te Ahumairangi Hill (Tinakori Hill) backdrop.</p>	<p>Amend the description of Viewshaft VS4 (The Beehive and The Cenotaph – Whitmore Street) as follows:</p> <p>“VS4 is one of two viewshafts (the other being VS1) focused on the Beehive from the south and east as set against the backdrop of Te Ahumairangi Hill. Along with the Beehive this viewshaft includes the Cenotaph as an additional focal element. Both of these viewshafts are individually and collectively significant and promote the image of Wellington as NZ's 'seat of government' and capital city in views from key points. Additionally, as the Beehive and Cenotaph are important physical reminders of Wellington's rich history the views to and from them, as provided by VS4, contribute to the city's sense of place. <u>The Beehive is an internationally recognised symbol of New Zealand. The backdrop of Te Ahumairangi Hill adds striking contrast and visual interest.</u>”</p>	Accept in part.	Yes.
Eldin Family Trust	287.13	Schedules Subpart / Schedules / SCHEDULES – Schedule of Viewshafts	Amend	<p>Considers that Viewshaft VS3 from the Operative District Plan should be added to SCHEDULES-viewshafts.</p> <p>The viewshaft is from further back and captures some of the Old Government Buildings that now house the Victoria University Law Faculty. The Old Government Buildings are historically significant, and the outlook of them in contrast with the Beehive is a symbolic link between the past and present homes of New Zealand's Government.</p> <p>Considers that the Waterloo/Bunny viewshaft captures more of the Tinakori Hill/Te Ahumairangi Hill backdrop. This striking green bush backdrop is visually significant.</p>	Add a viewshaft to SCHEDULES from the corner of Bunny Street and Waterloo Quay as provided in the operative district plan.	Reject.	No.
Claire Bibby	329.6	Schedules Subpart / Schedules / SCHEDULES – Schedule of Viewshafts	Amend	<p>Considers that the survey mark used for the construction of the Tawa tunnel has a view worthy of preservation as a viewshaft.</p> <p>[Refer to original submission for full reason, including appendices]</p>	<p>Seeks that the view from the survey marker used for the centre line of the railway tunnel in Tawa be recognised as a viewshaft in SCHEDULES - Schedule of Viewshafts.</p> <p>[Inferred decision requested].</p>	Reject.	No.
Sarah Walker	367.3	Schedules Subpart / Schedules / SCHEDULES – Schedule of Viewshafts	Oppose	<p>Opposes the removal of Viewshaft 21 from the Operative District Plan from SCHEDULES -Schedule of Viewshafts in the Proposed District Plan.</p> <p>Considers that walking along the streets of Jessie streety and seeing the Carillon is one of the things that makes Te Aro feel a part of the city's fabric.</p>	Seeks that Viewshaft 21 of the operative district plan be added to SCHEDULES - Schedule of viewshafts	Reject.	No.
Sarah Walker	367.4	Schedules Subpart / Schedules / SCHEDULES – Schedule of Viewshafts	Amend	<p>Opposes the removal of Viewshaft 21 from the Operative District Plan from SCHEDULES -Schedule of Viewshafts in the Proposed District Plan.</p> <p>Considers that walking along the streets of Jessie streety and seeing the Carillon is one of the things that makes Te Aro feel a part of the city's fabric.</p>	Seeks that Viewshaft 21 of the operative district plan be added to SCHEDULES - Schedule of viewshafts	Reject.	No.
Argosy Property No. 1 Limited	383.130	Schedules Subpart / Schedules / SCHEDULES –	Oppose in part	A small part of 7 Waterloo Quay is subject to VS3: North Queens Wharf and Inner Town Belt – Whitmore Street.	Retain SCHEDULES - Schedule of viewshafts VS3 as notified. OR	Accept in part.	No.
Argosy Property No. 1 Limited	383.131	Schedules Subpart / Schedules / SCHEDULES –	Oppose in part	A small part of 360 Lambton Quay is subject to VS9: Lambton Quay/Grey Street	Retain VS9 as notified OR	On review of extent of VS3: Reject.	No.
						On retain: Accept in part.	No.
						On review of extent of VS9: Accept in part.	Yes.
Kāinga Ora Homes and Communities	391.769	Schedules Subpart / Schedules / SCHEDULES – Schedule of Viewshafts	Amend	<p>Considers that it is an option to create and identify a viewshaft managing significant public views to the monastery and the maunga (Mt Victoria) as an alternative to MRZ-PREC03.</p>	Seeks to create and identify a viewshaft managing significant public views to the monastery and the maunga (Mt Victoria).	Reject.	No.
Thomas John Broadmore	417.3	Schedules Subpart / Schedules / SCHEDULES – Schedule of Viewshafts	Amend	<p>Opposes the removal of Viewshaft 21 (in the Operative District Plan).</p> <p>Considers that purchasers of apartments in Il Casino did so on the assumption of the continued existence of a viewshaft.</p> <p>Construction of high rise apartments in the area covered by the viewshaft would deprive the apartments of afternoon sun and views.</p> <p>Considers that the best use of the viewshaft space is greenspace.</p> <p>[See original submission for full reason]</p>	Amend SCHEDULES - Viewshafts to add Viewshaft 21 from the Operative District Plan (National War Memorial, out across the central city).	Reject.	No.
Il Casino Apartment Body Corporate	426.5	Schedules Subpart / Schedules / SCHEDULES – Schedule of Viewshafts	Amend	<p>Considers many buildings have been built with the viewshaft in mind and designed accordingly.</p> <p>Considers tha the views to the memorial connects residents to the history of the city and promotes remembrance of those who gave their lives in the wars.</p>	Amend SCHEDULES - Viewshafts to add Viewshaft 21 from the Operative District Plan (National War Memorial, out across the central city).	Reject.	No.

Schedule 5 - Viewshafts

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Harish Ravji	427.1	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Amend	Considers that many (multi-level) buildings in Te Aro have been designed and constructed around the View Shaft 21. Most multi-level buildings around Te Aro have been marketed and reference the view shaft, giving owners & residents a unique of the harbour and town belt. The viewshaft gives the City Centre a unique look and feel. This decision would also have a direct impact on owners property value.	Amend SCHED5- Viewshafts to add Viewshaft 21 from the Operative District Plan (National War Memorial, out across the central city).	Reject.	No.
Juliet Broadmore	471.2	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Oppose in part	Oppose the removal of viewshaft VS21 (from the Operative District Plan) within the Proposed District Plan.	Opposes SCHED5- Schedule of Viewshafts as notified, with amendments.	Reject.	No.
Juliet Broadmore	471.3	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Amend	Considers that the Viewshaft (VS21) from Te Aro to the National War Memorial Carillon retained in this District Plan from the Operative District Plan.	Amend SCHED5- Schedule of Viewshafts to include VS21 (Central Area Viewshaft) from the Operative District Plan.	Reject.	No.
Jonathan Markwick	490.30	Schedules Subpart / Schedules / SCHED5 – Schedule of Viewshafts	Not specified	Considers that six storey high density residential buildings should be allowed in all of Kelburn (with a viewshaft protection from the top of the cable car).	Seeks that a viewshaft protection is retained from the top of the cable car.	Accept in part.	No.

Submissions identified in wrap up hearing s42A and considered in Report 3B

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Recommendations	Changes to PDP? Y/N
Thomas John Broadmore	417.1	Other / Other / Other	Not specified	Supports the submission of Il Casino Body Corporate.	Not specified.	Reject	no
Thomas John Broadmore	417.2	Other / Other / Other	Not specified	Supports the submission of Juliet Broadmore on the point on the use of Viewshaft area as greenspace.	Not specified.	Reject	no