

Wellington City Proposed District Plan

Hearing Stream 4 – Waterfront Zone

Appendix B

- Recommended Responses to Submissions and Further Submissions

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Ara Poutama Aotearoa the Department of Corrections	240.74	Special Purpose Zones / Waterfront Zone / General WFZ	Support	Considers that the definition of "residential activity" entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain the provisions applicable to "residential activities" in the Waterfront Zone as notified.	Accept.	No.
Wellington Civic Trust	388.53	Special Purpose Zones / Waterfront Zone / General WFZ	Support in part	The Waterfront Zone at the former Lambton Harbour Area is supported in concept, but some specific issues temper support.	Retain the Waterfront Zone chapter, with amendment.	Accept in part.	Yes.
Wellington Civic Trust	388.54	Special Purpose Zones / Waterfront Zone / General WFZ	Amend	Considers that the introduction of the Waterfront Area chapter should be amended to clearly state the principles of collective ownership and engagement from the Wellington Waterfront Framework 2001. The Wellington Waterfront Framework 2001 was intended to be Stage One of a three-stage process. Stage two was to prepare detailed plans for each of the sub-areas, and Stage three was an implementation and monitoring stage. The current Framework is thus no more than a framework, as has been pointed out by the Environment Court. While it is important, it lacks clarity and detail. In the absence of Stages two and three, the principles of collective ownership and engagement from the Framework need to be incorporated more clearly in the Zone introduction.	Amend the Introduction of the Waterfront Zone chapter to state the following principles from the Wellington Waterfront Framework 2001 after paragraph #4: ... - <u>The waterfront is predominantly a public area.</u> - <u>The public should be consulted – either through the stage two process or through a statutory planning process – about any proposed new buildings and any significant changes to existing buildings.</u> - <u>Ground floors of buildings will be predominantly accessible to the public.</u>	Reject.	No.
Fale Malae Trust	FS59.1	Special Purpose Zones / Waterfront Zone / General WFZ	Support	The Fale Malae Trust strongly supports specific recognition in the Introduction to the WFZ of the waterfront being predominantly a public area, and inclusion of a strong direction that public consultation is expected for significant developments. The Trust notes that paragraph seven of the Introduction already supports these matters, but is open to alternative wording or the direct incorporation of principles from the Wellington Waterfront Framework. The Trust also strongly supports the recognition of mana whenua connections to the waterfront area in the Introduction.	Amend / Allow submission point 388.54 with alternative wording if this is considered necessary.	Reject.	No.
Wellington Civic Trust	388.55	Special Purpose Zones / Waterfront Zone / General WFZ	Amend	Considers that the introduction of the Waterfront Area chapter should be amended to clarify the circumstances in which public notification will occur. Paragraph 7 of the Introduction says that all "significant" new development are publicly notified, but it is noted that there is no indication of what might be considered "significant". There is concern over the cumulative effects of numerous small building additions with permitted activity status in the current plan provisions, which could significantly change the nature of this important public area. Clarification should state whether public notification is intended for any new building, structure or activity which requires a resource consent in or outside the Waterfront Public Open Space.	Amend the Introduction of the Waterfront Zone chapter to clarify the circumstances in which public notification will occur.	Accept in part.	Yes.
Wellington Civic Trust	388.56	Special Purpose Zones / Waterfront Zone / General WFZ	Oppose in part	Considers that provisional zoning in the Waterfront Zone chapter is not adequate. Some areas in the Waterfront Zone do not appear to be specifically excluded from further encroachment by buildings and private residential use and could lose their connectivity function.	The Waterfront Zone chapter is partially opposed and an amendment is sought.	Accept in part.	Yes.
Wellington Civic Trust	388.57	Special Purpose Zones / Waterfront Zone / General WFZ	Amend	Considers that some areas in the Waterfront Zone do not appear to be specifically excluded from further encroachment by buildings and private residential use and could lose their connectivity function. The mapping of the Waterfront Zone shows three types of areas – Public open spaces, Queens Wharf buildings and Areas of change. A large part of the Zone area is outside all of these three. Such areas are either the footprints of existing buildings, or are often multi-purpose access and connection areas, public "shared areas" where slow-moving vehicles, pedestrians and those using micro-mobility devices (including bikes) co-exist. These are also part of the public open space network. The purpose of these areas should be made very clear in the description of the Zone.	Amend the Introduction of the Waterfront Zone chapter to clarify the purpose of the areas which are not within the three identified areas, including where areas are not building footprints or open space access and connection areas.	Accept in part.	Yes.
Wellington Civic Trust	388.58	Special Purpose Zones / Waterfront Zone / General WFZ	Amend	Considers that some areas in the Waterfront Zone do not appear to be specifically excluded from further encroachment by buildings and private residential use and could lose their connectivity function. The mapping of the Waterfront Zone shows three types of areas – Public open spaces, Queens Wharf buildings and Areas of change. A large part of the Zone area is outside all of these three. Such areas are either the footprints of existing buildings, or are often multi-purpose access and connection areas, public "shared areas" where slow-moving vehicles, pedestrians and those using micro-mobility devices (including bikes) co-exist. These are also part of the public open space network. The purpose of these areas should be made very clear in the description of the Zone.	Seeks to ensure that the rules do not allow for cumulative effects by filling up these publicly accessible spaces.	Accept in part.	Yes.

CentrePort Limited	402.210	Special Purpose Zones / Waterfront Zone / General WFZ	Support	Supports Waterfront zoning. CentrePort owns the triangle of land between Lady Elizabeth Lane and Waterloo and Interislander wharves. Previously this land was included as being part of the Coastal Marine Area. It is an integral part of the future development of both of these wharves which are specifically recognised through Policy 51 (Heritage demolition) and Policy 149 (Lambton Harbour Area) of the Proposed Natural Resources Plan. While CentrePort supports this Zoning, this is on the basis that any redevelopment proposal for this area will be assessed for its compatibility with urban form and other matters, rather than an acceptance that the zero height limit indicates that no built structures can or should occur. [Refer to original submission for map extent]	Retain Waterfront zoning at the triangle of land between Lady Elizabeth Lane and Waterloo and Interislander wharves [Refer to original submission for map extent].	Accept.	No.
Fabric Limited	425.86	Special Purpose Zones / Waterfront Zone / General WFZ	Support in part	Supports the objectives and policies for the Waterfront Zone generally, and specifically supports the development of buildings to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone (WFZ-P5).	Retain objectives in Special Purpose Waterfront Zone as notified.	Accept in part.	No.
Fale Malae Trust	FS59.2	Special Purpose Zones / Waterfront Zone / General WFZ	Support	The Fale Malae Trust generally supports the proposed objectives and policies for the WFZ (subject to the further submission points below), including the specific recognition of buildings that maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone, are appropriate. (In particular WFZ-P5).	Allow / Allow submission points 425.86.	Accept in part.	No.
Fabric Limited	425.87	Special Purpose Zones / Waterfront Zone / General WFZ	Support in part	Supports the objectives and policies for the Waterfront Zone generally, and specifically supports the development of buildings to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone (WFZ-P5).	Retain policies in Special Purpose Waterfront Zone as notified.	Accept in part.	No.
Fale Malae Trust	FS59.3	Special Purpose Zones / Waterfront Zone / General WFZ	Support	The Fale Malae Trust generally supports the proposed objectives and policies for the WFZ (subject to the further submission points below), including the specific recognition of buildings that maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone, are appropriate. (In particular WFZ-P5).	Allow / Allow submission point 425.87	Accept in part.	No.
Ara Poutama Aotearoa the Department of Corrections	240.75	Special Purpose Zones / Waterfront Zone / New WFZ	Amend	Considers that should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", then Ara Poutama requests that the enabled activities policies and land use activity rules applying to supported and transitional accommodation activities in the Mixed Use, City Centre and Waterfront zones are amended. The zone frameworks would not otherwise enable supported residential care activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (MUZ-R13, CCZ-R16 and WFZ-R11). Supported and transitional accommodation activities, such as those provided for by Ara Poutama, are an important component of the rehabilitation and reintegration process for people under Ara Poutama's supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety. The subject zones include suitable locations for supported and transitional accommodation activities; as they are close to civic amenities and services. This is apparent in that the zones provide for residential activities as permitted, including aligned activities such as visitor accommodation. Supported and transitional accommodation activities are a compatible and appropriate activity in the Mixed Use, City Centre and Waterfront zones. They are consistent with the character and amenity of such zones, and the effects of such can be managed through the imposition of a restriction on the maximum number of residents (10), as is the case in the residential zones.	Amend the land use activity rule framework for the Waterfront Zone to include a new permitted activity rule applying to "supported residential care activities" as follows, if the definition of "supported residential care activity" is retained: <u>WFZ-RX Supported residential care activities</u> <u>1. Activity Status: Permitted</u> <u>Where:</u> <u>a. The maximum occupancy does not exceed 10 residents; and</u> <u>b. The activity is located above ground floor level.</u> <u>Cross-reference – also refer to NOISE-R5 and NOISE-S4 for noise-sensitive controls near the Port Zone.</u> <u>2. Activity status: Restricted Discretionary</u> <u>Where:</u> <u>a. Compliance with the requirements of WFZ-RX.1.a cannot be achieved.</u>	Accept.	No.
Wellington Civic Trust	388.59	Special Purpose Zones / Waterfront Zone / WFZO1	Support in part	WFZ-O1 is partially supported and clarification is sought.	Retain Objective WFZ-O1 (Purpose) with amendment.	Accept in part.	Yes.
Wellington Civic Trust	388.60	Special Purpose Zones / Waterfront Zone / WFZO1	Amend	Considers that WFZ-O1 should be amended to clarify part of this objective. It is considered that part of the objective is vague and does not help provide a vision for the zone, particularly the part that states "the unique and special components and elements".	Amend Objective WFZ-O1 (Purpose) as follows: Activities and development in the Waterfront Zone contribute to Wellington's identity and sense of place, with public spaces, buildings and other structures that reflect the <u>unique location and existing character of and special components and elements that make up the waterfront.</u>	Accept in part.	Yes.
Taranaki Whānui ki te Upoko o te Ika	389.127	Special Purpose Zones / Waterfront Zone / WFZO2	Amend	Considers that only Taranaki Whānui can be referred in relation to Ahi Kā.	Seeks that WFZ-O2 (Ahi Kā) is amended to include "Taranaki Whānui hold ahi kā and primary mana whenua status in Wellington City."	Reject.	No.

Te Rūnanga o Toa Rangatira	FS138.66	Part 3 / Special Purpose Zones / Waterfront Zone / WFZ-02	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow		
Taranaki Whānui ki te Upoko o te Ika	389.128	Special Purpose Zones / Waterfront Zone / WFZ02	Amend	Considers that only Taranaki Whānui can be referred in relation to Ahi Kā.	Seeks that WFZ-02 (Ahi Kā) is amend to remove any other references to iwi. [Inferred decision requested]	Accept.	No.
Te Rūnanga o Toa Rangatira	FS138.67	Part 3 / Special Purpose Zones / Waterfront Zone / WFZ-02	Oppose	The submitter seeks amendments throughout the plan seeking Taranaki Whānui to hold ahi kā and primary mana whenua status throughout Te Whanganui a Tara rohe. Te Rūnanga o Toa Rangatira understand and acknowledge that Taranaki Whānui have a physical presence within Te Whanganui a Tara. However, if this was implemented in the plan this would mean that their ahi kā would extend across the entire extent of the Wellington City Council boundary. Ngāti Toa Rangatira do have a physical presence in Te Whanganui a Tara and sites of significance which are listed in the plan. This means that Ngāti Toa Rangatira still need to be engaged with in terms of resource management and resource consents.	Disallow		
						Accept.	No.

VicLabour	414.47	Special Purpose Zones / Waterfront Zone / WFZ02	Support	Supportive of ahi ka provisions	Retain WFZ-02 (Ahi kā) as notified. [Inferred decision requested]	Accept.	No.
Fale Malae Trust	FS59.4	Special Purpose Zones / Waterfront Zone / WFZ02	Support	The Fale Malae Trust supports WFZ-02 in acknowledging the cultural associations and development interests of mana whenua in the Waterfront Zone.	Allow / Allow submission point 414.47	Accept.	No.
Wellington Civic Trust	388.61	Special Purpose Zones / Waterfront Zone / WFZ03	Support in part	WFZ-03 is partially supported and clarification is sought.	Retain Objective WFZ-03 (Protection of public open spaces) with amendment.	Accept in part.	No.
Fale Malae Trust	FS59.5	Special Purpose Zones / Waterfront Zone / WFZ03	Support	The need for a clarifying amendment to WFZ-03 is supported. The current direction to protect and maintain the mapped public open space for temporary and recreation activities could be interpreted to not support new buildings or structures that would enhance and benefit the waterfront. New high quality buildings may be appropriate in the waterfront's public open spaces, particularly when replacing existing buildings of lesser quality. WFZ-03 should be amended accordingly. The proposed strong direction in WFZ-03 would restrict appropriate development and does not align with other Waterfront Zone provisions, including: - WFZ-01 which recognises the waterfront is made up of a combination of elements. - WFZ-P7 which recognises that some types of new buildings are appropriate in public open space and can improve public use and enjoyment. - WFZ-R15 which recognises that different types of new buildings in public open space can be assessed as different activity statuses. The submission that WFZ-03 should allow temporary and recreation activities 'only' is not supported as this may discourage or prevent types of beneficial developments for public open space areas being advanced for consideration and public consultation.	Amend / Seeks that WFZ-03 is amended to ensure scope is provided for new or replacement buildings and structures that may be appropriate in the public open spaces of the waterfront.	Accept in part.	No.
Wellington Civic Trust	388.62	Special Purpose Zones / Waterfront Zone / WFZ03	Amend	Considers that WFZ-03 should be amended as it is poorly worded and hard to understand.	Amend Objective WFZ-03 (Protection of public open spaces) as follows: The Waterfront's public open spaces identified on the planning maps mapped as specific controls are protected and maintained for temporary activities and recreational activity only.	Reject.	No.

Fale Malae Trust	FS59.6	Special Purpose Zones / Waterfront Zone / WFZ03	Support	<p>The need for a clarifying amendment to WFZ-03 is supported. The current direction to protect and maintain the mapped public open space for temporary and recreation activities could be interpreted to not support new buildings or structures that would enhance and benefit the waterfront. New highquality buildings may be appropriate in the waterfront's public open spaces, particularly when replacing existing buildings of lesser quality. WFZ-03 should be amended accordingly.</p> <p>The proposed strong direction in WFZ-03 would restrict appropriate development and does not align with other Waterfront Zone provisions, including:</p> <ul style="list-style-type: none"> - WFZ-O1 which recognises the waterfront is made up of a combination of elements. - WFZ-P7 which recognises that some types of new buildings are appropriate in public open space and can improve public use and enjoyment. - WFZ-R15 which recognises that different types of new buildings in public open space can be assessed as different activity statuses. <p>The submission that WFZ-03 should allow temporary and recreation activities 'only' is not supported as this may discourage or prevent types of beneficial developments for public open space areas being advanced for consideration and public consultation.</p>	Amend / Seeks that WFZ-03 is amended to ensure scope is provided for new or replacement buildings and structures that may be appropriate in the public open spaces of the waterfront.	Reject.	No.
Wellington Civic Trust	388.63	Special Purpose Zones / Waterfront Zone / WFZ05	Support in part	WFZ-05 is partially supported and an amendment is sought.	Retain Objective WFZ-05 (Connections to Te Whanganui a Tara, public transport and the City Centre) with amendment.	Accept.	Yes.
Wellington Civic Trust	388.64	Special Purpose Zones / Waterfront Zone / WFZ05	Amend	Considers that WFZ-05 should be amended to emphasise connectivity throughout the Waterfront Zone. There is concern that connectivity is not provided for or protected by a description or policy provision and yet it is vital to the future of the waterfront. It is sought that that the heading and text of this Objective includes this connectivity throughout the zone and not just from the harbour, to the City Centre and to public transport.	<p>Amend Objective WFZ-05 (Connections to Te Whanganui a Tara, public transport and the City Centre) as follows:</p> <p>Connections to Te Whanganui a Tara, public transport and the City Centre <u>and throughout the Zone.</u></p> <p>Active transport and micro-mobility connections between the edge of Te Whanganui a Tara, public transport and the City Centre are maintained or enhanced <u>and connectivity is provided throughout the Zone.</u></p>	Accept in part.	Yes.
Wellington Civic Trust	388.65	Special Purpose Zones / Waterfront Zone / WFZ07	Support in part	WFZ-07 is partially supported and an amendment is sought.	Retain Objective WFZ-07 (Managing adverse effects) with amendment.	Accept.	Yes.
Wellington Civic Trust	388.66	Special Purpose Zones / Waterfront Zone / WFZ07	Amend	Considers that connectivity within the Zone's open spaces (whether labelled as public open space or not) should be considered when assessing any developments or activities. Connectivity has been a fundamental part of the development of the waterfront area. It is also noted that some of the items listed in 2. do not seem to interface with the Waterfront Zone.	<p>Amend Objective WFZ-07 (Managing adverse effects) as follows:</p> <p>Adverse effects of activities and development in the Waterfront Zone are managed effectively both:</p> <ol style="list-style-type: none"> 1. Within the zone, including on its role, and function <u>and connectivity</u>; and ... 	Accept.	Yes.
Wellington Civic Trust	388.67	Special Purpose Zones / Waterfront Zone / WFZ07	Amend	Considers that WFZ-02 may mention interfaces that do not exist, namely: c. Mapped public open spaces; d. Identified pedestrian streets; e. Residential zoned areas; f. Open space zoned areas; Correction as appropriate is sought.	Amend Objective WFZ-07 (Managing adverse effects) to ensure the validity of items c, d, e and f in WFZ-07.2.	Accept.	Yes.
Ara Poutama Aotearoa the Department of Corrections	240.76	Special Purpose Zones / Waterfront Zone / WFZP1	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain WFZ-P1.8 (Enabled activities) as notified.	Accept.	No.

<p>Ara Poutama Aotearoa the Department of Corrections</p>	<p>240.77</p>	<p>Special Purpose Zones / Waterfront Zone / WFZP1</p>	<p>Amend</p>	<p>Considers that should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", then Ara Poutama requests that the enabled activities policies and land use activity rules applying to supported and transitional accommodation activities in the Mixed Use, City Centre and Waterfront zones are amended. The zone frameworks would not otherwise enable supported residential care activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (MUZ-R13, CCZ-R16 and WFZ-R11).</p> <p>Supported and transitional accommodation activities, such as those provided for by Ara Poutama, are an important component of the rehabilitation and reintegration process for people under Ara Poutama's supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety. The subject zones include suitable locations for supported and transitional accommodation activities; as they are close to civic amenities and services. This is apparent in that the zones provide for residential activities as permitted, including aligned activities such as visitor accommodation. Supported and transitional accommodation activities are a compatible and appropriate activity in the Mixed Use, City Centre and Waterfront zones. They are consistent with the character and amenity of such zones, and the effects of such can be managed through the imposition of a restriction on the maximum number of residents (10), as is the case in the residential zones.</p>	<p>Amend WFZ-P1 (Enabled activities) as follows, if the definition of "supported residential care activity" is retained:</p> <p>WFZ-P1 Enabled activities</p> <p>Enable a range and diversity of activities that support the role and function of the Waterfront Zone and enhance the Zone's vitality, vibrancy and amenity during the day and night, including:</p> <p>8. Residential activities and supported residential care activities above ground floor.</p>	<p>Accept.</p>	<p>No.</p>
<p>Fire and Emergency New Zealand</p>	<p>273.337</p>	<p>Special Purpose Zones / Waterfront Zone / WFZP1</p>	<p>Support</p>	<p>Supports the policy as it permits the delivery of new emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate new stations in the WFZ.</p>	<p>Retain WFZ-P1 (Enabled activities) as notified.</p>	<p>Accept in part.</p>	<p>No.</p>
<p>Wellington Civic Trust</p>	<p>388.68</p>	<p>Special Purpose Zones / Waterfront Zone / WFZP1</p>	<p>Support in part</p>	<p>WFZ-P1 is partially supported and an amendment is sought.</p>	<p>Retain WFZ-P1 (Enabled activities) with amendment.</p>	<p>Accept in part.</p>	<p>Yes.</p>
<p>Fale Malae Trust</p>	<p>F559.7</p>	<p>Special Purpose Zones / Waterfront Zone / WFZP1</p>	<p>Support</p>	<p>The need for amendments to these policies is supported:</p> <ul style="list-style-type: none"> - 'Demolition of buildings that results in creation of unutilised vacant land' is both an incompatible activity in WFZ-P3, and a managed activity in WFZ-P2. It is considered that the reference in WFZ-P2 should simply be to 'demolition of buildings'. - Consistent with this, WFZ-P1 should include as enabled activities: <ul style="list-style-type: none"> o 'demolition of buildings to enable development of new buildings or activities that enhance the waterfront'. This would be consistent with WFZ-R13 where demolition or removal of a building for the purpose of constructing a new consented building is a permitted activity. o The replacement and upgrade of existing buildings and structures with new buildings and structures. - 'Significant buildings in mapped public open space' should be classed as a managed activity in WFZP2, not an incompatible activity in WFZ-P3. As stated above, strong direction restricting buildings in public open space areas is not consistent with WFZ-O1, WFZ-P7 and WFZ-R15, and may discourage or prevent beneficial developments for public open space areas being advanced for public consultation and consideration. - The content of WFZ-P1, WFZ-P2 and WFZ-P3 is otherwise supported. 	<p>Seeks that WFZ-P1 (Enabled activities) is amended as follow:</p> <p>...</p> <p>Enable a range... including:</p> <p>...</p> <p>7. Visitor accommodation; and</p> <p>8. Residential activities above ground floor; and</p> <p>9. demolition of buildings as part of the development of new buildings or activities that enhance the waterfront.</p>	<p>Accept in part.</p>	<p>Yes.</p>
<p>Wellington Civic Trust</p>	<p>388.69</p>	<p>Special Purpose Zones / Waterfront Zone / WFZP1</p>	<p>Amend</p>	<p>Considers that WFZ-P1 should be amended to remove public transport activities and to enable visitor accommodation only above ground floor. Connections to public transport, including ticketing facilities and stops adjacent to on-street public transport are supported. In the past, this area has been proposed to have a connected light rail or similar system passing through it. That remains a future possibility, but it is not one that should be a permitted activity, as included under this policy.</p> <p>Most activities listed in the definition of "Public Transport Activities" are unsuited for the location of Wellington's waterfront, due to its scarce resources. These activities should be listed under WFZ-P2.</p> <p>Ground floor use of the Waterfront Zoned area for visitor accommodation is opposed. This activity should be treated on the same basis as residential, and permitted at above ground floor only.</p>	<p>Amend WFZ-P1 (Enabled activities) as follows:</p> <p>Enable a range and diversity of activities that support the role and function of the Waterfront Zone and enhance the Zone's vitality, vibrancy and amenity during the day and night, including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Community facilities; 3. Recreation activities; 4. Emergency service facilities; 5. Marae activities; 6. Public transport activities; 7. Visitor accommodation above ground floor; and 8. Residential activities above ground floor. 	<p>Accept in part.</p>	<p>Yes.</p>

Fale Malae Trust	FS59.8	Special Purpose Zones / Waterfront Zone / WFZP1	Support	<p>The need for amendments to these policies is supported:</p> <ul style="list-style-type: none"> - 'Demolition of buildings that results in creation of unutilised vacant land' is both an incompatible activity in WFZ-P3, and a managed activity in WFZ-P2. It is considered that the reference in WFZ-P2 should simply be to 'demolition of buildings'. - Consistent with this, WFZ-P1 should include as enabled activities: <ul style="list-style-type: none"> o 'demolition of buildings to enable development of new buildings or activities that enhance the waterfront'. This would be consistent with WFZ-R13 where demolition or removal of a building for the purpose of constructing a new consented building is a permitted activity. o The replacement and upgrade of existing buildings and structures with new buildings and structures. - 'Significant buildings in mapped public open space' should be classed as a managed activity in WFZP2, not an incompatible activity in WFZ-P3. As stated above, strong direction restricting buildings in public open space areas is not consistent with WFZ-O1, WFZ-P7 and WFZ-R15, and may discourage or prevent beneficial developments for public open space areas being advanced for public consultation and consideration. - The content of WFZ-P1, WFZ-P2 and WFZ-P3 is otherwise supported. 	<p>Seeks that WFZ-P1 (Enabled activities) is amended as follow:</p> <p>...</p> <p>Enable a range... including:</p> <p>...</p> <p>7. Visitor accommodation;and</p> <p>8. Residential activities above ground floor;and</p> <p>9. <u>demolition of buildings as part of the development of new buildings or activities that enhance the waterfront.</u></p>	Accept in part.	Yes.
Wellington Civic Trust	388.70	Special Purpose Zones / Waterfront Zone / WFZP2	Support in part	WFZ-P2 is partially supported and an amendment is sought.	Retain WFZ-P2 (Managed activities) with amendment.	Accept in part.	Yes.
Fale Malae Trust	FS59.9	Special Purpose Zones / Waterfront Zone / WFZP2	Support	<p>The need for amendments to these policies is supported:</p> <ul style="list-style-type: none"> - 'Demolition of buildings that results in creation of unutilised vacant land' is both an incompatible activity in WFZ-P3, and a managed activity in WFZ-P2. It is considered that the reference in WFZ-P2 should simply be to 'demolition of buildings'. - Consistent with this, WFZ-P1 should include as enabled activities: <ul style="list-style-type: none"> o 'demolition of buildings to enable development of new buildings or activities that enhance the waterfront'. This would be consistent with WFZ-R13 where demolition or removal of a building for the purpose of constructing a new consented building is a permitted activity. o The replacement and upgrade of existing buildings and structures with new buildings and structures. - 'Significant buildings in mapped public open space' should be classed as a managed activity in WFZP2, not an incompatible activity in WFZ-P3. As stated above, strong direction restricting buildings in public open space areas is not consistent with WFZ-O1, WFZ-P7 and WFZ-R15, and may discourage or prevent beneficial developments for public open space areas being advanced for public consultation and consideration. - The content of WFZ-P1, WFZ-P2 and WFZ-P3 is otherwise supported. 	<p>Seeks that WFZ-P2 (Managed Activities) is amended as follows:</p> <p>Managed activities</p> <p>Manage the location and scale of activities which could result in cumulative adverse effects on the vitality, vibrancy and amenity of the Waterfront Zone, including:</p> <ol style="list-style-type: none"> 1. Industrial activities; 2. Construction of apartments and visitor accommodation; 3. New and expanded buildings; 4. New and modified public space;and 5. Demolition of buildings that results in the creation of unutilised vacant land; 6. <u>Significant buildings in mapped public open space; and</u> 7. <u>The replacement and upgrade of existing buildings and structures with new buildings and structures.</u> 	Accept in part.	Yes.
Wellington Civic Trust	388.71	Special Purpose Zones / Waterfront Zone / WFZP2	Amend	<p>Considers that WFZ-P2 should be amended to include public transport activities as managed activities in the Waterfront Zone. Most activities listed in the definition of "Public Transport Activities" are unsuited for the location of Wellington's waterfront, due to its scarce resources. These activities include:</p> <p>"a. train stations;</p> <p>b. bus stations/exchanges;</p> <p>c. rapid transit stops;</p> <p>d. ferry terminals; and</p> <p>e. ancillary ticketing and passenger facilities, charging/fuelling stations, storage and maintenance depots, offices and retail."</p> <p>These activities should be listed under managed activities.</p>	<p>Amend WFZ-P2 (Managed activities) as follows:</p> <p>Manage the location and scale of activities which could result in cumulative adverse effects on the vitality, vibrancy and amenity of the Waterfront Zone, including:</p> <ol style="list-style-type: none"> 1. Industrial activities; 2. Construction of apartments and visitor accommodation; 3. New and expanded buildings; 4. New and modified public space; and 5. Demolition of buildings that results in the creation of unutilised vacant land; and 6. <u>Public transport activities.</u> 	Accept in part.	Yes.

Fale Malae Trust	FS59.10	Special Purpose Zones / Waterfront Zone / WFZP2	Support	<p>The need for amendments to these policies is supported:</p> <ul style="list-style-type: none"> - 'Demolition of buildings that results in creation of unutilised vacant land' is both an incompatible activity in WFZ-P3, and a managed activity in WFZ-P2. It is considered that the reference in WFZ-P2 should simply be to 'demolition of buildings'. - Consistent with this, WFZ-P1 should include as enabled activities: <ul style="list-style-type: none"> o 'demolition of buildings to enable development of new buildings or activities that enhance the waterfront'. This would be consistent with WFZ-R13 where demolition or removal of a building for the purpose of constructing a new consented building is a permitted activity. o The replacement and upgrade of existing buildings and structures with new buildings and structures. - 'Significant buildings in mapped public open space' should be classed as a managed activity in WFZP2, not an incompatible activity in WFZ-P3. As stated above, strong direction restricting buildings in public open space areas is not consistent with WFZ-O1, WFZ-P7 and WFZ-R15, and may discourage or prevent beneficial developments for public open space areas being advanced for public consultation and consideration. - The content of WFZ-P1, WFZ-P2 and WFZ-P3 is otherwise supported. 	<p>Seeks that WFZ-P2 (Managed Activities) is amended as follows:</p> <p>Managed activities</p> <p>Manage the location and scale of activities which could result in cumulative adverse effects on the vitality, vibrancy and amenity of the Waterfront Zone, including:</p> <ol style="list-style-type: none"> 1. Industrial activities; 2. Construction of apartments and visitor accommodation; 3. New and expanded buildings; 4. New and modified public space; and 5. Demolition of buildings that results in the creation of unutilised vacant land; 6. <u>Significant buildings in mapped public open space; and</u> 7. <u>The replacement and upgrade of existing buildings and structures with new buildings and structures.</u> 	Accept in part.	Yes.
Wellington Civic Trust	388.72	Special Purpose Zones / Waterfront Zone / WFZP3	Support in part	WFZ-P3 is partially supported and an amendment is sought.	Retain WFZ-P3 (Incompatible activities) with amendment.	Reject.	No.
Fale Malae Trust	FS59.11	Special Purpose Zones / Waterfront Zone / WFZP3	Support	<p>The need for amendments to these policies is supported:</p> <ul style="list-style-type: none"> - 'Demolition of buildings that results in creation of unutilised vacant land' is both an incompatible activity in WFZ-P3, and a managed activity in WFZ-P2. It is considered that the reference in WFZ-P2 should simply be to 'demolition of buildings'. - Consistent with this, WFZ-P1 should include as enabled activities: <ul style="list-style-type: none"> o 'demolition of buildings to enable development of new buildings or activities that enhance the waterfront'. This would be consistent with WFZ-R13 where demolition or removal of a building for the purpose of constructing a new consented building is a permitted activity. o The replacement and upgrade of existing buildings and structures with new buildings and structures. - 'Significant buildings in mapped public open space' should be classed as a managed activity in WFZP2, not an incompatible activity in WFZ-P3. As stated above, strong direction restricting buildings in public open space areas is not consistent with WFZ-O1, WFZ-P7 and WFZ-R15, and may discourage or prevent beneficial developments for public open space areas being advanced for public consultation and consideration. - The content of WFZ-P1, WFZ-P2 and WFZ-P3 is otherwise supported. 	<p>Seeks that WFZ-P3 (Incompatible activities) is amended as follows:</p> <p>...</p> <p>These incompatible activities include:</p> <p>...</p> <ol style="list-style-type: none"> 3. Ground floor residential activities; <u>and</u> 4. Significant buildings in mapped public open space; and 5. Surface-level carparks, other than car parks for people with mobility issues, for service vehicles, and pick-up/drop-off parking 	Reject.	No.
Wellington Civic Trust	388.73	Special Purpose Zones / Waterfront Zone / WFZP3	Amend	Considers EFZ-P3 should be amended to include visitor accommodation. This activity should be treated on the same basis as residential activities, and should not be permitted at ground floor.	<p>Amend WFZ-P3 (Incompatible activities) as follows:</p> <p>...</p> <p>These incompatible activities include:</p> <ol style="list-style-type: none"> 1. Heavy industrial activities; 2. Demolition of buildings that results in the creation of unutilised vacant land; 3. Ground floor residential <u>and visitor accommodation</u> activities; 4. Significant buildings in mapped public open space; and 5. Surface-level carparks, other than car parks for people with mobility issues, for service vehicles, and pick-up/drop-off parking 	Reject.	No.

Fale Malae Trust	FS59.12	Special Purpose Zones / Waterfront Zone / WFZP3	Support	<p>The need for amendments to these policies is supported:</p> <ul style="list-style-type: none"> - 'Demolition of buildings that results in creation of unutilised vacant land' is both an incompatible activity in WFZ-P3, and a managed activity in WFZ-P2. It is considered that the reference in WFZ-P2 should simply be to 'demolition of buildings'. - Consistent with this, WFZ-P1 should include as enabled activities: <ul style="list-style-type: none"> o 'demolition of buildings to enable development of new buildings or activities that enhance the waterfront'. This would be consistent with WFZ-R13 where demolition or removal of a building for the purpose of constructing a new consented building is a permitted activity. o The replacement and upgrade of existing buildings and structures with new buildings and structures. - 'Significant buildings in mapped public open space' should be classed as a managed activity in WFZP2, not an incompatible activity in WFZ-P3. As stated above, strong direction restricting buildings in public open space areas is not consistent with WFZ-O1, WFZ-P7 and WFZ-R15, and may discourage or prevent beneficial developments for public open space areas being advanced for public consultation and consideration. - The content of WFZ-P1, WFZ-P2 and WFZ-P3 is otherwise supported. 	<p>Amend / Seeks that WFZ-P3 (Incompatible activities) is amended as follows:</p> <p>...</p> <p>These incompatible activities include:</p> <p>...</p> <ol style="list-style-type: none"> 3. Ground floor residential activities; and 4. Significant buildings in mapped public open space; and 5. Surface-level carparks, other than car parks for people with mobility issues, for service vehicles, and pick-up/drop-off parking 	Reject.	No.
Wellington Civic Trust	388.74	Special Purpose Zones / Waterfront Zone / WFZP4	Support in part	WFZ-P4 is partially supported and an amendment is sought.	Retain WFZ-P4 (Access, connections and public space) with amendment.	Accept.	Yes.
Wellington Civic Trust	388.75	Special Purpose Zones / Waterfront Zone / WFZP4	Amend	Considers that WFZ-P4 should be amended recognise connectivity.	Amend WFZ-P4 (Access, connections and public space) as follows: Require that the use, development, and operation of the Waterfront Zone: ... 3. Provides well-designed, <u>connected</u> and safe public space and pedestrian, cycle and micro-mobility access; ...	Accept.	Yes.
Wellington Civic Trust	388.76	Special Purpose Zones / Waterfront Zone / WFZP5	Support in part	WFZ-P5 is partially supported and an amendment is sought.	Retain WFZ-P5 (Sense of place) with amendment.	Accept.	Yes.
Fale Malae Trust	FS59.13	Special Purpose Zones / Waterfront Zone / WFZP5	Support	<p>The Fale Malae Trust supports WFZ-P5 and the direction to provide a balance of buildings and open space.</p> <p>The Trust also supports the clarifying amendment sought by the Wellington Civic Trust. The wording proposed in the PDP of 'building site coverage' doesn't make it clear that 35% coverage is intended to apply across the Waterfront Zone as a whole, not to individual building 'sites'. This intention is more clearly expressed in WFZ-S6. The Trust suggests a reference to 'building footprint' would be an alternative way of providing clarity.</p>	Allow / Seeks that the submission point is allowed, with minor amendment, or wording to similar effect sought by 388.77.	Accept.	Yes.
Wellington Civic Trust	388.77	Special Purpose Zones / Waterfront Zone / WFZP5	Amend	Considers that WFZ-P5 should be amended to clarify the 35% building coverage requirement. The links to "building" and "site" definitions indicate that the measure would be based on individual site calculations. This becomes complex given that some areas are on long-term lease and therefore meet the RMA definition of subdivision. It is recommended that a clarification be provided on what is intended. There may be other ways to amend WPF-P5 that what is suggested.	Amend WFZ-P5 (Sense of place) as follows: Require development of public spaces, buildings and other structures to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone including, where relevant: 1. A balance of buildings and open space with no more than 35% building-site coverage over the whole Waterfront Zone to form a sense of openness and transition between the dense city centre environment and the expansiveness of Te Whanganui a Tara; ...	Accept.	Yes.
Fale Malae Trust	FS59.14	Special Purpose Zones / Waterfront Zone / WFZP5	Support	<p>The Fale Malae Trust supports WFZ-P5 and the direction to provide a balance of buildings and open space.</p> <p>The Trust also supports the clarifying amendment sought by the Wellington Civic Trust. The wording proposed in the PDP of 'building site coverage' doesn't make it clear that 35% coverage is intended to apply across the Waterfront Zone as a whole, not to individual building 'sites'. This intention is more clearly expressed in WFZ-S6. The Trust suggests a reference to 'building footprint' would be an alternative way of providing clarity.</p>	Allow / Seeks that the submission point is allowed, with minor amendment, or wording to similar effect sought by 388.77.	Accept.	Yes.
Fabric Limited	Property 425.88	Special Purpose Zones / Waterfront Zone / WFZP5	Support	Supports the objectives and policies for the Waterfront Zone generally, and specifically supports the development of buildings to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone (WFZ-P5).	Retain WFZ-P5 (Sense of place) as notified.	Accept in part.	No.

Fale Malae Trust	FS59.15	Special Purpose Zones / Waterfront Zone / WFZP5	Support	The Fale Malae Trust supports WFZ-P5 and the direction to provide a balance of buildings and open space. The Trust also supports the clarifying amendment sought by the Wellington Civic Trust. The wording proposed in the PDP of 'building site coverage' doesn't make it clear that 35% coverage is intended to apply across the Waterfront Zone as a whole, not to individual building 'sites'. This intention is more clearly expressed in WFZ-S6. The Trust suggests a reference to 'building footprint' would be an alternative way of providing clarity. Allow submission 425.88, with the minor amendment, or wording to similar effect, sought by 388.77.	Amend / Seeks that WFZ-P5 (Sense of place) is amended as follows: 1. A balance of buildings and open space with no more than 35% building site-coverage over the whole Waterfront Zone to form a sense of openness and transition between the dense city centre environment and the expansiveness of Te Whanganui a Tara; ...	Accept in part.	Yes.
Wellington Civic Trust	388.78	Special Purpose Zones / Waterfront Zone / WFZP7	Support	[No specific reason provided other than decision requested - refer to original submission]	Retain WFZ-P7 (Protection of public open space) as notified.	Accept.	No.
Fale Malae Trust	FS59.16	Special Purpose Zones / Waterfront Zone / WFZP7	Support	The Fale Malae Trust supports WFZ-P7 and the recognition that buildings in public open space can improve the space for public use and enjoyment. The Trust is concerned that the requirement that buildings do not 'dominate or cumulatively diminish' the public open space is a highly subjective criteria. The quality requirements applying to buildings in WFZ-P6 are more objective, including references to buildings being 'complementary and of an appropriate scale'. These or similar requirements would be more appropriate in WFZ-P7. The Wellington Waterfront Framework also makes reference to new buildings being 'in scale' A further appropriate change would be for WFZ-P7 to support buildings that replace existing buildings and improve public open space areas.	Allow / Allow the submission point with the amendment sought.	Accept in part.	No.
Wellington Civic Trust	388.79	Special Purpose Zones / Waterfront Zone / WFZP9	Support	[No specific reason provided other than decision requested - refer to original submission]	Retain WFZ-P9 (Sustainable long term use) as notified.	Accept.	No.
Fale Malae Trust	FS59.17	Special Purpose Zones / Waterfront Zone / WFZP9	Support	The Fale Malae Trust supports the direction in WFZ-P9 for long term sustainable use and redevelopment, and for providing for flexible ground floor use.	Allow	Accept.	No.
Wellington Civic Trust	388.80	Special Purpose Zones / Waterfront Zone / WFZP10	Support	[No specific reason provided other than decision requested - refer to original submission]	Retain WFZ-P10 (Ahi kā) as notified.	Accept.	No.
Fale Malae Trust	FS59.18	Special Purpose Zones / Waterfront Zone / WFZP10	Support	The Fale Malae Trust supports WFZ-P10 and recognising and providing for cultural associations and development interests of mana whenua in the Waterfront Zone.	Allow	Accept.	No.
VicLabour	414.48	Special Purpose Zones / Waterfront Zone / WFZP10	Support	Supportive of ahi ka provisions	Retain WFZ-P10 (Ahi kā) as notified. [Inferred decision requested]	Accept.	No.
Fabric Property Limited	425.89	Special Purpose Zones / Waterfront Zone / WFZR1	Support	Supports commercial activities being permitted as part of the range of activities anticipated in the Waterfront Zone.	Retain WFZ-R1 (Commercial Activities) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.338	Special Purpose Zones / Waterfront Zone / WFZR4	Support	Supports the rule as it permits the establishment of emergency service facilities within the WFZ	Retain WFZ-R4 (Emergency service facilities) as notified.	Accept.	No.
Wellington Civic Trust	388.81	Special Purpose Zones / Waterfront Zone / WFZR6	Oppose	WFZ-R6 is opposed. Public transport activities should be removed from permitted activities so that they default to Discretionary status.	Delete WFZ-R6 (Public transport activities) in its entirety.	Accept in part.	Yes.
Wellington Civic Trust	388.82	Special Purpose Zones / Waterfront Zone / WFZR7	Oppose in part	WFZ-R7 is partially opposed and an amendment is sought.	Retain WFZ-R7 (Visitor accommodation) with amendment.	Reject.	No.

Wellington Civic Trust	388.83	Special Purpose Zones / Waterfront Zone / WFZR7	Amend	Considers that WFZ-R7 should be amended so that it applies to Visitor accommodation on the same basis as residential activities throughout the zone.	Amend WFZ-R7 (Visitor accommodation) as follows: 1. Activity status: Permitted <u>Where:</u> <u>a. The activity is located above ground floor level. Cross-reference – also refer to NOISE-R5 and NOISE-S4 for noise-sensitive controls near the Port Zone.</u>	Reject.	No.
Ara Poutama Aotearoa the Department of Corrections	240.778	Special Purpose Zones / Waterfront Zone / WFZR8	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain WFZ-R8 (Residential activities) as notified.	Accept.	No.
Wellington Civic Trust	388.84	Special Purpose Zones / Waterfront Zone / WFZR10	Support	WFZ-R10 is supported as it provides limited permitted car parking activity status, and the default to non-complying in this area. The car parking for people with mobility issues is particularly supported.	Retain WFZ-R10 (Car parking activities) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.339	Special Purpose Zones / Waterfront Zone / WFZR12	Support	Supports the rule as the demolition or removal of buildings and structures within the WFZ is a permitted activity.	Retain WFZ-R12 (Maintenance and repair of buildings, structures, and public open space) as notified.	Accept.	No.
Fabric Property Limited	425.90	Special Purpose Zones / Waterfront Zone / WFZR12	Support	Considers that it is appropriate for the maintenance and repair of buildings to be permitted in the Waterfront Zone.	Retain WFZ-R12 (Maintenance and repair of buildings) as notified.	Accept.	No.
Fire and Emergency New Zealand	273.340	Special Purpose Zones / Waterfront Zone / WFZR13	Support	Supports the rule as the demolition or removal of buildings and structures within the WFZ is a permitted activity.	Retain WFZ-R13 (Demolition or removal of buildings and structures) as notified.	Accept in part.	No.
Greater Wellington Regional Council	351.311	Special Purpose Zones / Waterfront Zone / WFZR13	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain WFZ-R13 (Demolition or removal of buildings and structures) with amendment.	Reject.	No.
Greater Wellington Regional Council	351.312	Special Purpose Zones / Waterfront Zone / WFZR13	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend WFZ-R13 (Demolition or removal of buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.	Reject.	No.
Wellington Civic Trust	388.85	Special Purpose Zones / Waterfront Zone / WFZR13	Support in part	WFZ-R13 is partially supported and an amendment is sought.	Retain WFZ-R13 (Demolition or removal of buildings and structures) with amendment.	Accept.	Yes.
Wellington Civic Trust	388.86	Special Purpose Zones / Waterfront Zone / WFZR13	Amend	Oppose the provision that buildings in the Waterfront Zone may be demolished to provide private outdoor living space. That is inconsistent with the rules applying to residential activities and contrary to the description of the purpose of the area as for public use and future generations.	Modify WFZ-R13 1.a.ii (Demolition or removal of buildings and structures) as follows": "ii. Enables the creation of public space or for private outdoor living space ; or	Accept.	Yes.
Fabric Property Limited	425.91	Special Purpose Zones / Waterfront Zone / WFZR13	Support	Supports the permitted activity status for demolition of a building for the purposes of avoiding threats to life and property, and for the purposes of constructing a new building.	Retain WFZ-R13.1 (Demolition or removal of buildings and structures) as notified.	Accept.	No.
Fale Malae Trust	F559.19	Special Purpose Zones / Waterfront Zone / WFZR13	Support	The Fale Malae Trust supports proposed rule WFZ-R13.1 which provides for demolition of buildings as a permitted activity where the demolition is required for the purposes of constructing a new building or adding to or altering an existing building that has an approved resource consent or resource consent is being sought concurrently under WFZ-R14 or WFZ-R15. The flexibility sought by Fabric Property Limited for demolition under WFZ-R13.2, that does not meet the permitted activity requirements, is also supported. The permitted activity requirement for resource consents for new buildings to already be in existence, or applications to be 'concurrent', is stringent and does not recognise the staged nature of many developments. Restricted discretionary status, with regard being had to the status of redevelopment plans for the demolition site, strikes the appropriate balance. The non-notification direction is supported. If restricted-discretionary status for demolition that does not comply with permitted activity requirements is not supported, discretionary activity status is sought.	Allow	Accept in part.	No.

Fabric Limited	Property	425.92	Special Purpose Zones / Waterfront Zone / WFZR13	Amend	<p>Considers that there is a risk that the non-complying activity status for activities that do not comply with WFZ-R13 may constrain staged developments that require demolition and clearing of a site to enable well-planned development.</p> <p>A restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes.</p>	<p>Amend WFZ-R13.2 (Demolition or removal of buildings and structures) as follows:</p> <p>...</p> <p>Activity Status: Non-complying Restricted Discretionary</p> <p>...</p>		
							Reject.	No.
Fale Malae Trust		FS59.20	Special Purpose Zones / Waterfront Zone / WFZR13	Support	<p>The Fale Malae Trust supports proposed rule WFZ-R13.1 which provides for demolition of buildings as a permitted activity where the demolition is required for the purposes of constructing a new building or adding to or altering an existing building that has an approved resource consent or resource consent is being sought concurrently under WFZ-R14 or WFZ-R15.</p> <p>The flexibility sought by Fabric Property Limited for demolition under WFZ-R13.2, that does not meet the permitted activity requirements, is also supported. The permitted activity requirement for resource consents for new buildings to already be in existence, or applications to be 'concurrent', is stringent and does not recognise the staged nature of many developments. Restricted discretionary status, with regard being had to the status of redevelopment plans for the demolition site, strikes the appropriate balance.</p> <p>The non-notification direction is supported.</p> <p>If restricted-discretionary status for demolition that does not comply with permitted activity requirements is not supported, discretionary activity status is sought.</p>	Allow		
							Reject.	No.
Wellington Civic Trust		FS83.3	Part 3 / Special Purpose Zones / Waterfront Zone / WFZ-R13	Oppose	<p>The submission seeks that demolition of buildings in the Waterfront Zone that is not permitted should be restricted discretionary. This is unreasonable, given the expectation of permitted activities (which includes concurrent resource consent application being made for a replacement building. The idea that this would constrain staged developments is highly unlikely. No list of matters for restricted discretion is given, so the submission is incomplete.</p>	Disallow		
							Accept.	No.
Fabric Limited	Property	425.93	Special Purpose Zones / Waterfront Zone / WFZR13	Support	<p>Considers that there is a risk that the non-complying activity status for activities that do not comply with WFZ-R13 may constrain staged developments that require demolition and clearing of a site to enable well-planned development.</p> <p>Supports the preclusion of public and limited notification for demolition.</p> <p>A restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes.</p>	<p>Retain notification clauses under WFZ-R13.2 (Demolition or removal of buildings and structures) as notified.</p>		
							Accept.	No.
Fale Malae Trust		FS59.21	Special Purpose Zones / Waterfront Zone / WFZR13	Support	<p>The Fale Malae Trust supports proposed rule WFZ-R13.1 which provides for demolition of buildings as a permitted activity where the demolition is required for the purposes of constructing a new building or adding to or altering an existing building that has an approved resource consent or resource consent is being sought concurrently under WFZ-R14 or WFZ-R15.</p> <p>The flexibility sought by Fabric Property Limited for demolition under WFZ-R13.2, that does not meet the permitted activity requirements, is also supported. The permitted activity requirement for resource consents for new buildings to already be in existence, or applications to be 'concurrent', is stringent and does not recognise the staged nature of many developments. Restricted discretionary status, with regard being had to the status of redevelopment plans for the demolition site, strikes the appropriate balance.</p> <p>The non-notification direction is supported.</p> <p>If restricted-discretionary status for demolition that does not comply with permitted activity requirements is not supported, discretionary activity status is sought.</p>	Allow		
							Accept.	No.
Fabric Limited	Property	425.94	Special Purpose Zones / Waterfront Zone / WFZR13	Amend	<p>Seeks for a discretionary activity status, which would be consistent with MCZ-R19 in the Metropolitan Centre Zone.</p>	<p>Seeks that if WFZ-R13.2 (Demolition or removal of buildings and structures) is not amended to be a Restricted Discretionary activity, the activity status is changed to Restricted Discretionary.</p>		
							Reject.	No.

Fale Malae Trust	FS59.22	Special Purpose Zones / Waterfront Zone / WFZR13	Support	<p>The Fale Malae Trust supports proposed rule WFZ-R13.1 which provides for demolition of buildings as a permitted activity where the demolition is required for the purposes of constructing a new building or adding to or altering an existing building that has an approved resource consent or resource consent is being sought concurrently under WFZ-R14 or WFZ-R15.</p> <p>The flexibility sought by Fabric Property Limited for demolition under WFZ-R13.2, that does not meet the permitted activity requirements, is also supported. The permitted activity requirement for resource consents for new buildings to already be in existence, or applications to be 'concurrent', is stringent and does not recognise the staged nature of many developments. Restricted discretionary status, with regard being had to the status of redevelopment plans for the demolition site, strikes the appropriate balance.</p> <p>The non-notification direction is supported.</p> <p>If restricted-discretionary status for demolition that does not comply with permitted activity requirements is not supported, discretionary activity status is sought.</p>	Allow	Reject.	No.
Wellington Civic Trust	FS83.4	Part 3 / Special Purpose Zones / Waterfront Zone / WFZ-R13	Oppose	The Waterfront Zone has no comparison with the MCZ in terms of activity status, being public realm for the people of Wellington.	Disallow	Accept.	No.
Fire and Emergency New Zealand	273.341	Special Purpose Zones / Waterfront Zone / WFZR14	Support	Supports the rule as additions and alterations to buildings and structures within the WFZ is a permitted activity.	Retain WFZ-R14 (Alterations or additions to buildings and structures) as notified.	Accept.	No.
Wellington Civic Trust	388.87	Special Purpose Zones / Waterfront Zone / WFZR14	Support in part	WFZ-R14 is partially supported and an amendment is sought.	Retain WFZ-R14 (Alterations or additions to buildings and structures) with amendment.	Accept in part.	No.

Fale Malae Trust	FS59.23	Special Purpose Zones / Waterfront Zone / WFZR14	Support	<p>The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported.</p> <p>The proposed permitted status requirement that the aggregate area of buildings and structures in the Public Open Space Zone does not exceed 200sqm per hectare is appropriate and consistent with WFZ-O1 and should be retained. The sought amendment to limit the aggregate area to 50sqm per hectare is too restrictive and would not enable the variety of activities and structures that contribute to the Waterfront Zone's identity and sense of place.</p> <p>WFZ-R14.2 should more clearly allow for replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures in the public open space zone to be assessed as a discretionary activity. Where an existing building is replaced by a new building, the change in effects is likely to be more similar to an alteration and should be assessed as such.</p> <p>Also, or alternatively, WFZ-R14.5 and WFZ-R14.6 should be amended to apply to public open space, with wording amendments to make clear that these rules also apply to replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures that are removed.</p>	Allow / Seeks that WFZ-R14 is amended to clearly include replacement buildings and structures.	Accept in part.	No.
Wellington Civic Trust	388.88	Special Purpose Zones / Waterfront Zone / WFZR14	Amend	<p>Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m2 per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.</p>	<p>Amend WFZ-R14.1 (Alterations or additions to buildings and structures) as follows:</p> <p>...</p> <p>b. The alterations or additions result in the building or structure being:</p> <p>i. Less than 30 m2 in site coverage; and</p> <p>ii. Less than 4 metres high; and</p> <p>c. The aggregate area of all buildings and structures in the contiguous public open space does not exceed 50 200 m2 per hectare.</p>	Reject.	No.

Fale Malae Trust	FS59.24	Special Purpose Zones / Waterfront Zone / WFZR14	Oppose	<p>The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported.</p> <p>The proposed permitted status requirement that the aggregate area of buildings and structures in the Public Open Space Zone does not exceed 200sqm per hectare is appropriate and consistent with WFZ-O1 and should be retained. The sought amendment to limit the aggregate area to 50sqm per hectare is too restrictive and would not enable the variety of activities and structures that contribute to the Waterfront Zone's identity and sense of place.</p> <p>WFZ-R14.2 should more clearly allow for replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures in the public open space zone to be assessed as a discretionary activity. Where an existing building is replaced by a new building, the change in effects is likely to be more similar to an alteration and should be assessed as such.</p> <p>Also, or alternatively, WFZ-R14.5 and WFZ-R14.6 should be amended to apply to public open space, with wording amendments to make clear that these rules also apply to replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures that are removed.</p>	Disallow / Seeks that WFZ-R14 is amended to clearly include replacement buildings and structures.	Accept in part.	No.
Wellington Civic Trust	388.89	Special Purpose Zones / Waterfront Zone / WFZR14	Amend	<p>Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m² per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.</p>	<p>Amend WFZ-R14.2 (Alterations or additions to buildings and structures) as follows:</p> <p>...</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] and the <u>Wellington Waterfront Framework</u>".</p>	Reject.	No.
Fale Malae Trust	FS59.25	Special Purpose Zones / Waterfront Zone / WFZR14	Support	<p>The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported.</p> <p>The proposed permitted status requirement that the aggregate area of buildings and structures in the Public Open Space Zone does not exceed 200sqm per hectare is appropriate and consistent with WFZ-O1 and should be retained. The sought amendment to limit the aggregate area to 50sqm per hectare is too restrictive and would not enable the variety of activities and structures that contribute to the Waterfront Zone's identity and sense of place.</p> <p>WFZ-R14.2 should more clearly allow for replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures in the public open space zone to be assessed as a discretionary activity. Where an existing building is replaced by a new building, the change in effects is likely to be more similar to an alteration and should be assessed as such.</p> <p>Also, or alternatively, WFZ-R14.5 and WFZ-R14.6 should be amended to apply to public open space, with wording amendments to make clear that these rules also apply to replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures that are removed.</p>	Allow / Seeks that WFZ-R14 is amended to clearly include replacement buildings and structures.	Reject.	No.

Wellington Civic Trust	388.90	Special Purpose Zones / Waterfront Zone / WFZR14	Amend	<p>Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m² per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.</p>	<p>Amend WFZ-R14.4 (Alterations or additions to buildings and structures) as follows:</p> <p>...</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] and the Wellington Waterfront Framework".</p>	Reject.	No.
Fale Malae Trust	F559.26	Special Purpose Zones / Waterfront Zone / WFZR14	Support	<p>The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported.</p> <p>The proposed permitted status requirement that the aggregate area of buildings and structures in the Public Open Space Zone does not exceed 200sqm per hectare is appropriate and consistent with WFZ-O1 and should be retained. The sought amendment to limit the aggregate area to 50sqm per hectare is too restrictive and would not enable the variety of activities and structures that contribute to the Waterfront Zone's identity and sense of place.</p> <p>WFZ-R14.2 should more clearly allow for replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures in the public open space zone to be assessed as a discretionary activity. Where an existing building is replaced by a new building, the change in effects is likely to be more similar to an alteration and should be assessed as such.</p> <p>Also, or alternatively, WFZ-R14.5 and WFZ-R14.6 should be amended to apply to public open space, with wording amendments to make clear that these rules also apply to replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures that are removed.</p>	<p>Allow / Seeks that WFZ-R14 is amended to clearly include replacement buildings and structures.</p>	Reject.	No.
Wellington Civic Trust	388.91	Special Purpose Zones / Waterfront Zone / WFZR14	Amend	<p>Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m² per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.</p>	<p>Amend WFZ-R14.5 (Alterations or additions to buildings and structures) as follows:</p> <p>...</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] and the Wellington Waterfront Framework".</p>		

Fale Malae Trust	FS59.27	Special Purpose Zones / Waterfront Zone / WFZR14	Support	<p>The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported.</p> <p>The proposed permitted status requirement that the aggregate area of buildings and structures in the Public Open Space Zone does not exceed 200sqm per hectare is appropriate and consistent with WFZ-O1 and should be retained. The sought amendment to limit the aggregate area to 50sqm per hectare is too restrictive and would not enable the variety of activities and structures that contribute to the Waterfront Zone's identity and sense of place.</p> <p>WFZ-R14.2 should more clearly allow for replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures in the public open space zone to be assessed as a discretionary activity. Where an existing building is replaced by a new building, the change in effects is likely to be more similar to an alteration and should be assessed as such.</p> <p>Also, or alternatively, WFZ-R14.5 and WFZ-R14.6 should be amended to apply to public open space, with wording amendments to make clear that these rules also apply to replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures that are removed.</p>	Allow / Seeks that WFZ-R14 is amended to clearly include replacement buildings and structures.	Reject.	No.
Wellington Civic Trust	388.92	Special Purpose Zones / Waterfront Zone / WFZR14	Amend	<p>Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m² per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.</p>	<p>Amend WFZ-R14.6 (Alterations or additions to buildings and structures) as follows:</p> <p>....</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] and the <u>Wellington Waterfront Framework</u>".</p>	Reject.	No.
Fale Malae Trust	FS59.28	Special Purpose Zones / Waterfront Zone / WFZR14	Support	<p>The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported.</p> <p>The proposed permitted status requirement that the aggregate area of buildings and structures in the Public Open Space Zone does not exceed 200sqm per hectare is appropriate and consistent with WFZ-O1 and should be retained. The sought amendment to limit the aggregate area to 50sqm per hectare is too restrictive and would not enable the variety of activities and structures that contribute to the Waterfront Zone's identity and sense of place.</p> <p>WFZ-R14.2 should more clearly allow for replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures in the public open space zone to be assessed as a discretionary activity. Where an existing building is replaced by a new building, the change in effects is likely to be more similar to an alteration and should be assessed as such.</p> <p>Also, or alternatively, WFZ-R14.5 and WFZ-R14.6 should be amended to apply to public open space, with wording amendments to make clear that these rules also apply to replacement buildings and structures that occupy the same (or lesser) footprint than existing buildings and structures that are removed.</p>	Allow / Seeks that WFZ-R14 is amended to clearly include replacement buildings and structures.	Reject.	No.

Wellington Civic Trust	388.93	Special Purpose Zones / Waterfront Zone / WFZR14	Amend	Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m ² per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.	Amend WFZ-R14.5 (Alterations or additions to buildings and structures) as follows: ... Where: a. The alterations or additions do not extend the footprint of the existing building by more than 2.5 5% of the footprint at 18 July 2022; and	Reject.	No.
Fabric Limited	Property 425.95	Special Purpose Zones / Waterfront Zone / WFZR14	Support in part	Supports WFZ-R14 in part and in particular supports the Restricted Discretionary activity status provided for additions and alterations that do not exceed a building footprint by more than 5% under WFZ-R14.5.	Retain WFZ-R14.5 (Alterations or additions to buildings and structures) with respect to the Restricted Discretionary activity status where a building footprint is not extended by more than 5%.	Accept.	No.
Wellington Civic Trust	FS83.5	Part 3 / Special Purpose Zones / Waterfront Zone / WFZ-R14	Oppose	The submission is contrary to a Civic Trust Submission, which seeks a reduction in area under this rule.	Disallow	Reject.	No.
Fabric Limited	Property 425.96	Special Purpose Zones / Waterfront Zone / WFZR14	Amend	Seeks amendments to WFZ-R14.6 to remove the mandatory public notification clause. It is more appropriate for notification to be determined on a case-by-case basis, and in some cases non-notification may be appropriate. While Fabric recognises the high degree of public interest in the Waterfront area, public notification and the associated risk of litigation impose a high potential cost on development. There are means to ensure the effects of an alteration on the public realm are appropriately taken into account without the need for public notification, and retain the Council's discretion to publicly notify applications that are appropriate.	Amend WFZ-R14.6 (Alterations or additions to buildings and structures) as follows: ... Notification status: An application for resource consent made in respect of Rule WFZ-R14.6 must be publicly notified.	Reject.	No.
Wellington Civic Trust	FS83.6	Part 3 / Special Purpose Zones / Waterfront Zone / WFZ-R14	Oppose	The type of development which fits into this category will be encroaching into public space, so must be publicly notified.	Disallow	Accept.	No.

Fire and Emergency New Zealand	273.342	Special Purpose Zones / Waterfront Zone / WFZR15	Support	Supports the rule as the construction of buildings and structures within the WFZ is a permitted activity	Retain WFZ-R15 (Construction of new buildings and structures) as notified.	Accept.	No.
Wellington Civic Trust	FS83.15	Part 3 / Special Purpose Zones / Waterfront Zone / WFZ-R15	Oppose	The submission is contrary to a Civic Trust Submission, which seeks a reduction in permitted size under this rule	Disallow	Reject.	No.
Wellington Civic Trust	388.94	Special Purpose Zones / Waterfront Zone / WFZR15	Support in part	WFZ-R15 is partially supported and an amendment is sought.	Retain WFZ-R15 (Construction of new buildings and structures) with amendment.	Accept in part.	No.
Fale Malae Trust	FS59.29	Special Purpose Zones / Waterfront Zone / WFZR15	Support	The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported. The proposed permitted status requirement that the aggregate area of buildings and structures in the Public Open Space Zone does not exceed 200sqm per hectare is appropriate and consistent with WFZ-O1 and should be retained. The sought amendment to limit the aggregate area to 50sqm per hectare is too restrictive and would not enable the variety of activities and structures that contribute to the Waterfront Zone's identity and sense of place.	Allow	Accept in part.	No.
Wellington Civic Trust	388.95	Special Purpose Zones / Waterfront Zone / WFZR15	Support in part	Oppose the permitted aggregate area of new buildings and structures in Public Open Space in the Zone being set at 200m ² per hectare in 1. This is too high given the dispersed and noncontinuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications.	Retain WFZ-R15.1 (Construction of new buildings and structures) as follows: ... c. The aggregate area of all buildings and structures in the contiguous public open space does not exceed 50 200 m ² per hectare."	Reject.	No.

Fale Malae Trust	FS59.30	Special Purpose Zones / Waterfront Zone / WFZR15	Oppose	<p>The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported.</p> <p>The proposed permitted status requirement that the aggregate area of buildings and structures in the Public Open Space Zone does not exceed 200sqm per hectare is appropriate and consistent with WFZ-O1 and should be retained. The sought amendment to limit the aggregate area to 50sqm per hectare is too restrictive and would not enable the variety of activities and structures that contribute to the Waterfront Zone's identity and sense of place.</p>	Disallow	Accept.	No.
Wellington Civic Trust	388.96	Special Purpose Zones / Waterfront Zone / WFZR15	Support in part	<p>Oppose the permitted aggregate area of new buildings and structures in Public Open Space in the Zone being set at 200m² per hectare in 1. This is too high given the dispersed and noncontinuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications.</p>	<p>Retain WFZ-R15.2 (Construction of new buildings and structures)as follows: ... "The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] and the Wellington Waterfront Framework"</p>	Reject.	No.
Fale Malae Trust	FS59.31	Special Purpose Zones / Waterfront Zone / WFZR15	Support	<p>The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported.</p> <p>The proposed permitted status requirement that the aggregate area of buildings and structures in the Public Open Space Zone does not exceed 200sqm per hectare is appropriate and consistent with WFZ-O1 and should be retained. The sought amendment to limit the aggregate area to 50sqm per hectare is too restrictive and would not enable the variety of activities and structures that contribute to the Waterfront Zone's identity and sense of place.</p>	Allow	Reject.	No.
Wellington Civic Trust	388.97	Special Purpose Zones / Waterfront Zone / WFZR15	Support in part	<p>Oppose the permitted aggregate area of new buildings and structures in Public Open Space in the Zone being set at 200m² per hectare in 1. This is too high given the dispersed and noncontinuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications.</p>	<p>Retain WFZ-R15.6 (Construction of new buildings and structures)as follows: ... "The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] and the Wellington Waterfront Framework"</p>	Reject.	No.
Fale Malae Trust	FS59.32	Special Purpose Zones / Waterfront Zone / WFZR15	Support	<p>The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported.</p> <p>The proposed permitted status requirement that the aggregate area of buildings and structures in the Public Open Space Zone does not exceed 200sqm per hectare is appropriate and consistent with WFZ-O1 and should be retained. The sought amendment to limit the aggregate area to 50sqm per hectare is too restrictive and would not enable the variety of activities and structures that contribute to the Waterfront Zone's identity and sense of place.</p>	Allow	Reject.	No.
Fabric Limited	Property 425.97	Special Purpose Zones / Waterfront Zone / WFZR15	Oppose	<p>Considers Restricted Discretionary activity status for WFZ-R15.6 would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality outcomes for the public realm.</p>	<p>Opposes the Discretionary activity status for WFZ-R15.6 (Construction of new buildings and structures).</p>	Reject.	No.

Fale Malae Trust	FS59.33	Special Purpose Zones / Waterfront Zone / WFZR15	Support	<p>The Fale Malae Trust supports activity status changes in WFZ-R15. In particular, non-complying status is not an appropriate status for new buildings and structures in public open space areas that are replacing existing structures.</p> <p>Where a new building replaces, or is smaller than, an existing building that is removed from the public open space area, this should be assessed as a restricted discretionary or discretionary activity.</p> <p>Alternatively, the 'Entire Zone' provisions should be amended to also apply to public open space areas. The proposed assessment matters are appropriate and are sufficient to prevent inappropriate development in public open spaces.</p>	Allow / Seeks that the submission point is allowed to change the activity status under the rule so that buildings replacing existing buildings are assessed as Restricted Discretionary or Discretionary activities.	Reject.	No.
Wellington Civic Trust	FS83.7	Part 3 / Special Purpose Zones / Waterfront Zone / WFZ-R15	Oppose	The submission seeks a more relaxed activity status for buildings, which they acknowledge are in the public realm. This is unreasonable and is opposed.	Disallow	Accept.	No.
Fabric Property Limited	425.98	Special Purpose Zones / Waterfront Zone / WFZR15	Amend	Considers Restricted Discretionary activity status for WFZ-R15.6 would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality outcomes for the public realm.	Amend WFZ-R15.6 (Construction of new buildings and structures) as follows: ... Activity Status: <u>Restricted</u> Discretionary ...	Reject.	No.
Fale Malae Trust	FS59.34	Special Purpose Zones / Waterfront Zone / WFZR15	Support	<p>The Fale Malae Trust supports activity status changes in WFZ-R15. In particular, non-complying status is not an appropriate status for new buildings and structures in public open space areas that are replacing existing structures.</p> <p>Where a new building replaces, or is smaller than, an existing building that is removed from the public open space area, this should be assessed as a restricted discretionary or discretionary activity.</p> <p>Alternatively, the 'Entire Zone' provisions should be amended to also apply to public open space areas. The proposed assessment matters are appropriate and are sufficient to prevent inappropriate development in public open spaces.</p>	Allow / Seeks that the submission point is allowed to change the activity status under the rule so that buildings replacing existing buildings are assessed as Restricted Discretionary or Discretionary activities.	Reject.	No.
Wellington Civic Trust	FS83.8	Part 3 / Special Purpose Zones / Waterfront Zone / WFZ-R15	Oppose	The submission seeks a more relaxed activity status for buildings, which they acknowledge are in the public realm. This is unreasonable and is opposed.	Disallow	Accept.	No.
Fabric Property Limited	425.99	Special Purpose Zones / Waterfront Zone / WFZR15	Oppose	Considers it is more appropriate for notification to be determined on a case-by-case basis, and in some cases non-notification may be appropriate. While Fabric recognises the high degree of public interest in the Waterfront area, public notification and the associated risk of litigation impose a high potential cost on development. There are means to ensure the effects of a development on the public realm are appropriately taken into account without the need for public notification.	Opposes the notification clause under WFZ-R15.6 (Construction of new buildings and structures), which requires public notification.	Reject.	No.
Fale Malae Trust	FS59.35	Special Purpose Zones / Waterfront Zone / WFZR15	Support	<p>The Fale Malae Trust supports activity status changes in WFZ-R15. In particular, non-complying status is not an appropriate status for new buildings and structures in public open space areas that are replacing existing structures.</p> <p>Where a new building replaces, or is smaller than, an existing building that is removed from the public open space area, this should be assessed as a restricted discretionary or discretionary activity.</p> <p>Alternatively, the 'Entire Zone' provisions should be amended to also apply to public open space areas. The proposed assessment matters are appropriate and are sufficient to prevent inappropriate development in public open spaces.</p>	Allow / Seeks that the submission point is allowed to change the activity status under the rule so that buildings replacing existing buildings are assessed as Restricted Discretionary or Discretionary activities.	Reject.	No.
Wellington Civic Trust	FS83.9	Part 3 / Special Purpose Zones / Waterfront Zone / WFZ-R15	Oppose	Public notification is essential for all buildings in this zone because of its importance as public space.	Disallow	Accept.	No.

Fabric Limited	Property 425.100	Special Purpose Zones / Waterfront Zone / WFZR15	Oppose	Considers it is more appropriate for notification to be determined on a case-by-case basis, and in some cases non-notification may be appropriate. While Fabric recognises the high degree of public interest in the Waterfront area, public notification and the associated risk of litigation impose a high potential cost on development. There are means to ensure the effects of a development on the public realm are appropriately taken into account without the need for public notification.	Amend WFZ-R15.6 (Construction of new buildings and structures) as follows: ... Notification Status: An application for resource consent made in respect of WFZ-R15.6 must be publicly notified.	Reject.	No.
Fale Malae Trust	FS59.36	Special Purpose Zones / Waterfront Zone / WFZR15	Support	The Fale Malae Trust supports activity status changes in WFZ-R15. In particular, non-complying status is not an appropriate status for new buildings and structures in public open space areas that are replacing existing structures. Where a new building replaces, or is smaller than, an existing building that is removed from the public open space area, this should be assessed as a restricted discretionary or discretionary activity. Alternatively, the 'Entire Zone' provisions should be amended to also apply to public open space areas. The proposed assessment matters are appropriate and are sufficient to prevent inappropriate development in public open spaces.	Allow / Seeks that the submission point is allowed to change the activity status under the rule so that buildings replacing existing buildings are assessed as Restricted Discretionary or Discretionary activities.	Reject.	No.
Wellington Civic Trust	FS83.10	Part 3 / Special Purpose Zones / Waterfront Zone / WFZ-R15	Oppose	Public notification is essential for all buildings in this zone because of its importance as public space.	Disallow	Accept.	No.
Wellington Civic Trust	388.98	Special Purpose Zones / Waterfront Zone / WFZR16	Support in part	WFZ-R16 is partially supported and an amendment is sought.	Retain WFZ-R16 (Development of new public space, or modification of existing public open space) with amendment.	Accept in part.	No.
Fale Malae Trust	FS59.37	Special Purpose Zones / Waterfront Zone / WFZR16	Support	The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported.	Allow	Accept in part.	No.
Wellington Civic Trust	388.99	Special Purpose Zones / Waterfront Zone / WFZR16	Amend	Considers that WFZ-R16 should be amended to reference the Wellington Waterfront Framework as the guiding document when making decisions on discretionary activity applications.	Amend WFZ-R16 (Development of new public space, or modification of existing public open space) to reference the Wellington Waterfront Framework.	Reject.	No.
Fale Malae Trust	FS59.38	Special Purpose Zones / Waterfront Zone / WFZR16	Support	The Fale Malae Trust supports the proposed direction to have regard to the Wellington Waterfront Framework. The Trust supports the vision of the Framework: "Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations." Incorporating the Framework values of heritage, diversity, cultures and sense of place into the Waterfront Zone provisions is strongly supported.	Allow	Reject.	No.
Fire and Emergency New Zealand	273.343	Special Purpose Zones / Waterfront Zone / WFZR17	Support in part	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure including for the purposes of firefighting	Supports WFZ-R17 (Conversion of buildings or parts of buildings to residential activities), with amendment.	Accept in part.	No.
Fire and Emergency New Zealand	273.344	Special Purpose Zones / Waterfront Zone / WFZR17	Amend	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure including for the purposes of firefighting	Amend WFZ-R17 (Conversion of buildings or parts of buildings to residential activities) as follows: Matters of discretion are: ... 4. The availability and connection <u>of</u> existing or planned three waters infrastructure, <u>including</u> for firefighting purposes; and	Reject.	No.
Wellington Civic Trust	388.100	Special Purpose Zones / Waterfront Zone / WFZR17	Support in part	WFZ-R17 is partially supported and an amendment is sought.	Retain WFZ-R17 (Conversion of buildings or parts of buildings to residential activities) with amendment.	Reject.	No.

Wellington Civic Trust	388.101	Special Purpose Zones / Waterfront Zone / WFZR17	Amend	Considers that WFZ-R17 should be amended to reference the Wellington Waterfront Framework as the guiding document when making decisions on discretionary activity applications.	Amend WFZ-R17 (Conversion of buildings or parts of buildings to residential activities) to reference the Wellington Waterfront Framework.	Reject.	No.
Fire and Emergency New Zealand	273.345	Special Purpose Zones / Waterfront Zone / WFZR18	Amend	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required. Note: submitter refers to WFZ-R11, this is an error.	Amend WFZ-R18 (Outdoor storage areas) as follows: Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. b. <u>Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>	Accept.	Yes.
Wellington Civic Trust	388.102	Special Purpose Zones / Waterfront Zone / WFZR18	Support in part	WFZ-R18 is partially supported and an amendment is sought.	Retain WFZ-R18 (Outdoor storage areas) with amendment.	Accept in part.	No.
Fale Malae Trust	FS59.39	Special Purpose Zones / Waterfront Zone / WFZR18	Oppose	The submission seeking that outdoor storage areas are limited to 10m2 is not supported. This size area would be inadequate for many buildings. Ensuring adequate screening is more important than limiting total area.	Disallow / Disallow submission in part.	Accept in part.	No.
Wellington Civic Trust	388.103	Special Purpose Zones / Waterfront Zone / WFZR18	Amend	Considers that WFZ-R18 should be amended so that outdoor storage areas should either precluded from establishing, or, if permitted, be extremely limited in area within the Waterfront Zone. The screening provision is inadequate for a primarily public area, as screening from road or site boundaries provides inadequate protection for users of the area.	Amend WFZ-R18 (Outdoor storage areas) as follows: 1. Activity status: Permitted Where: a. The storage area is screened by a fence or landscaping of 1.8m in height <u>around its immediate perimeter and</u> from any adjoining road or site; <u>and b. The storage area has a maximum area of 10m2</u>	Reject.	No.
Fale Malae Trust	FS59.40	Special Purpose Zones / Waterfront Zone / WFZR18	Oppose	The submission seeking that outdoor storage areas are limited to 10m2 is not supported. This size area would be inadequate for many buildings. Ensuring adequate screening is more important than limiting total area.	Disallow / Disallow submission in part.	Accept.	No.
Fabric Property Limited	425.101	Special Purpose Zones / Waterfront Zone / WFZS1	Oppose in part	The Meridian Building at 33 Customhouse Quay is located in the Special Purpose Waterfront zone. Supports the building height standard as set out in WFZ-S1 in as far as it enables building heights at least equivalent to the height of the existing building at 55 Lady Elizabeth Lane. The Proposed Plan maps show that the maximum height for the Meridian Building site is 17.7m. Seeks a building height of at least 23.1m for the meridian building site to enable an additional floor to be added. This is consistent with the nearby PWC building and would improve the viability of the works required to the building for earthquake strengthening. It is appropriate to enable minor additional height in this location, while recognising and leveraging the existing built form investment.	Opposes the height limit under WFZ-S1 (Maximum building height outside of Public Open Space and Areas of Change) with respect to 33 Customhouse Quay	Reject.	No.
Wellington Civic Trust	FS83.11	Part 4 / Special Purpose Zones / Waterfront Zone / WFZ-S1	Oppose	The additional height sought for a specific building is contrary to the schema for building heights in the Waterfront Zone and contrary to the public interest in this area	Disallow	Accept.	No.

Fabric Limited	Property	425.102	Special Purpose Zones / Waterfront Zone / WFZS1	Amend	The Meridian Building at 33 Customhouse Quay is located in the Special Purpose Waterfront zone. Supports the building height standard as set out in WFZ-S1 in as far as it enables building heights at least equivalent to the height of the existing building at 55 Lady Elizabeth Lane. The Proposed Plan maps show that the maximum height for the Meridian Building site is 17.7m. Seeks a building height of at least 23.1m for the meridian building site to enable an additional floor to be added. This is consistent with the nearby PWC building and would improve the viability of the works required to the building for earthquake strengthening. It is appropriate to enable minor additional height in this location, while recognising and leveraging the existing built form investment.	Amend WFZ-S1 (Maximum building height outside of Public Open Space and Areas of Change) is amended to enable buildin heights of at least 23.1m for 33 Customhouse Quay	Reject.	No.
Wellington Civic Trust	FS83.12	Part 4 / Special Purpose Zones / Waterfront Zone / WFZ-S1	Oppose	The additional height sought for a specific building is contrary to the schema for building heights in the Waterfront Zone and contrary to the public interest in this area	Disallow	Accept.	No.	

Fabric Limited	Property	425.103	Special Purpose Zones / Waterfront Zone / WFZS2	Oppose	The Meridian Building at 33 Customhouse Quay is located adjacent to a Minimum Sunlight Access Public Space in relation to Kumutoto Park Fabric seeks deletion of WFZ-S2.	Option 1: Delete WFZ-S2 (Minimum Sunlight Access - Public Space) in its entirety.	Reject.	No.
Wellington Civic Trust	FS83.14	Part 4 / Special Purpose Zones / Waterfront Zone / WFZ-S2	Oppose	Protection of sunlight access is essential for the Waterfront Zone. The request to remove one protected area is unreasonable and contrary to the interest of users and the wider public.	Disallow	Accept.	No.	
Wellington Civic Trust	388.104	Special Purpose Zones / Waterfront Zone / WFZS6	Support in part	WFZ-S6 is partially supported and an amendment is sought.	Retain WFZ-S6 (Waterfront Zone site coverage) with amendment.	Accept in part.	Yes.	
Wellington Civic Trust	388.105	Special Purpose Zones / Waterfront Zone / WFZS6	Amend	Considers that WFZ-S6 should be amended to not refer to the Waterfront coverage as a "site". The reference to "site" in relation to coverage may result in difficulty in interpreting this rule. The Zone consists of a number of sites (as defined), whereas the rule, in line with the policy, is intended to apply to the Zone as a whole.	Amend the title of WFZ-S6 (Waterfront Zone site coverage) as follows: Waterfront Zone site coverage 1. All development must result in the sum of all buildings in the Waterfront Zone having a site coverage of less than 35% of the whole Waterfront Zone. ...	Accept in part.	Yes.	
Greater Wellington Regional Council	351.45	Interpretation / Subpart / Definitions / RECLAMATION	Amend	Considers that the definition is inconsistent with the regional plan definition.	Seeks to amend the Definition of 'Reclamation' to align with regional plan definition.	Accept in part.	Yes.	
Wellington Civic Trust	388.2	Mapping / Mapping General / Mapping General	Amend	[No specific reason provided other than decision requested - refer to original submission]	Seeks to extend Public Open Space areas in the Waterfront Zone wherever possible.	Accept in part.	Yes.	
Wellington Civic Trust	388.3	Mapping / Mapping General / Mapping General	Amend	Considers that the area between the Circa building and the Te Papa building has been omitted from the Waterfront Public Open Space Zone and should be included. This area is a key open space area and one of the most heavily-used in the whole Zone.	Amend the extent of the Waterfront Public Open Space overlay to include the space between the Circa and Te Papa.	Reject.	No.	
Fabric Limited	Property	425.3	Mapping / Mapping General / Mapping General	Amend	The Meridian Building at 33 Customhouse Quay is located adjacent to a Minimum Sunlight Access Public Space in relation to Kumutoto Park Fabric seeks deletion of WFZ-S2.	Option 2: If WFZ-S2 (Minimum Sunlight Access - Public Space) is not deleted in its entirety, then: Seeks the Minimum Sunlight access Public Space overlay is deleted in relation to Kumutoto Park.	Reject.	No.
Wellington Civic Trust	FS83.13	General / Mapping / Mapping General / Mapping General	Oppose	Protection of sunlight access is essential for the Waterfront Zone. The request to remove one protected area is unreasonable and contrary to the interest of users and the wider public.	Disallow	Accept.	No.	
Wellington Civic Trust	388.4	Mapping / Retain Zone / Retain Zone	Support	The Waterfront Zone at the former Lambton Harbour Area is supported in concept, but some specific issues temper support.	Retain the Waterfront Zone in the former Lambton Harbour Area.	Accept.	No.	
Wellington Civic Trust	388.5	Mapping / Retain Zone / Retain Zone	Support in part	All areas mapped and classified as Waterfront Public Open Space are supported. Enlargement of these zones is sought wherever possible.	Retain all the areas shown as Public Open Space in the Waterfront Zone.	Accept in part.	Yes.	

CentrePort Limited	402.1	Mapping / Retain Zone / Retain Zone	Support	Supports Waterfront zoning. CentrePort owns the triangle of land between Lady Elizabeth Lane and Waterloo and Interislander wharves. Previously this land was included as being part of the Coastal Marine Area. It is an integral part of the future development of both of these wharves which are specifically recognised through Policy 51 (Heritage demolition) and Policy 149 (Lambton Harbour Area) of the Proposed Natural Resources Plan. While CentrePort supports this Zoning, this is on the basis that any redevelopment proposal for this area will be assessed for its compatibility with urban form and other matters, rather than an acceptance that the zero height limit indicates that no built structures can or should occur. [Refer to original submission for map extent]	Retain Waterfront zoning at the triangle of land between Lady Elizabeth Lane and Waterloo and Interislander wharves. [Refer to original submission for map extent].	Accept.	No.
Steve Dunn	288.3	Other / Other / Other	Support	Considers that the provision of new public space and well-designed streets is critical as the central city intensifies to ensure the health and wellbeing of the new residents and should have adequate protection for sunlight access and protect from building development or shading. Considers that the current provision under the Lambton Harbour plan allows buildings for a Fale Malae on Frank Kitts Park if allowed under a resource consent application. This area has always been open space and a building should be at the transitional building site between Te Papa and Waitangi Park.	Seeks that Frank Kitts Park and Waitangi Park are vested as reserves under the Reserves Act.	Outside of scope. Forwarded to other Council staff processes.	No.