

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / General CCZ	Andrew Haddleton	23.2	Amend	Considers that allowing buildings up to 28.5m will remove some of the character of the city and there are other areas where high-rise buildings could go. Instead buildings up to 18m (like the existing Embassy Theatre) will maintain the balanced aesthetic appearance of the street.	Seeks that the allowable building height in the CCZ (City Centre Zone) is sympathetic to the surrounding heritage buildings and character of the city. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / General CCZ	Mark Tanner	24.4	Support	The CCZ (City Centre Zone) is supported because densification of CBD, Te Aro, and Adelaide Road will accommodate projected population increases.	Retain CCZ (City Centre Zone) as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Tim Bright	75.10	Oppose	Opposes the edge of the Mount Victoria suburb being zoned CCZ.	[Not specified]
Commercial and mixed use Zones / City Centre Zone / General CCZ	Judith Graykowski	80.12	Oppose	Oppose the Western edge of Mount Victoria being zoned City Centre.	Seeks that the Western edge of Mount Victoria is rezoned
Commercial and mixed use Zones / City Centre Zone / General CCZ	Joanna Newman	85.4	Oppose	Opposes the western edge of the legal suburb of Mt Victoria being included in the CCZ (City Centre Zone). Considers that Cambridge Terrace forms the logical eastern boundary of the CCZ. CCZ is incompatible with the current, historical, Wellington City Council and Geographic Board definition of Mount Victoria as a suburb. Mount Victoria distinctive and strong identity to its residents and the city, dating back to its origins in 1840. Its main streets were laid out according to the 1840 plan by William Mein-Smith, surveyor for the New Zealand Company. The current low-rise but historically dense residential area extends well into the area currently designated City Centre Zone and intended for building at least 10 storeys high. Boundaries of the suburb of Mount Victoria are defined, and the suburb named, by The New Zealand Geographic Board and gazetted by Land Information New Zealand. Wellington City Council documents also show the western boundary of Mount Victoria along Cambridge Terrace, putting the islands between the two Terraces in Mount Victoria. Throughout WCC planning documents, including the Draft Spatial Plan, Mount Victoria is references are to the "suburb" of Mount Victoria, which must be understood to mean both the New Zealand Geographic Board and the Wellington City Council defined suburb. When WCC issues resource consents, it classifies consents applied for or granted in the part of Mount Victoria proposed to be zoned City Centre as Mount Victoria. Supports evidence submitted by Mt Victoria Historical Society.	Seeks that the CCZ (City Centre Zone) east of Cambridge Terrace in Mount Victoria be rezoned to MRZ (Medium Density Residential Zone).  [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / General CCZ	Aro Valley Community Council	87.43	Oppose	Considers that it would be inappropriate and dangerous to classify 290 Willis Street as a City Centre Zone. The site is adjacent to the dangerous Karo Drive and Willis Street intersection.	Seeks that 290 Willis Street is rezoned from City Centre Zone to Medium Density Residential Zone.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Aro Valley Community Council	87.44	Oppose	Considers that the sites at 290, 292, 294, 296, 298, 300, 302, 304 and 306 Willis Street were never built to be part of the Central City - and have never operated as part of the Central City. A historical mapping error that gives this impression has been repeatedly acknowledged by the WCC but left unaddressed.	Seeks that 290, 292, 294, 296, 298, 300, 302, 304 and 306 Willis Street are rezoned from City Centre Zone to Medium Density Residential Zone.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Alan Olliver & Julie Middleton	111.8	Oppose	Considers that the western edge of Mt Victoria should not be CCZ (City Centre Zone)  Considers that CCZ is incompatible with various definitions of Mt Victoria as a suburb.  [Refer to original submission for full reasons]	Seeks that the area of Mount Victoria that is CCZ (City Centre Zone) is rezoned to Medium Density Residential Area.  [Inferred decision requested]

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Commercial and mixed use Zones / City Centre Zone / General CCZ	Victoria University of Wellington Students' Association	123.56	Support	Supports all moves towards higher density housing in the CCZ.  Supports a focus on high density rather than all housing supply as this is a more sustainable, affordable, resource efficient approach, and promotes connectivity within the city.	Seeks that all moves towards higher density housing in the City Centre Zone are supported.  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / General CCZ	Victoria University of Wellington Students' Association	123.57	Support in part	Considers that further steps can be taken to ensure housing quality, affordability and accessibility.	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Vivienne Morrell	155.15	Oppose	Oppose the Western edge of Mount Victoria being zoned City Centre.	Seeks that the Western edge of Mount Victoria is rezoned.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Dr Briar E R Gordon and Dr Lyndsay G M Gordon	156.3	Oppose	Opposes the proposal to zone much of the area of Thorndon east of the motorway as CCZ, with the implication of high/medium density intensification in the residential and educational area of Selwyn and Guildford Terraces.  Considers that the area is surrounded by buildings of high public value and interest, and Selwyn Terrace has a community of heritage houses. The area affords heritage and amenity values to the whole city and is too precious to be subject to the pressures of high density development.  Enabling buildings of the proposed heights would be detrimental to the views and also interfere with the important listed viewshafts referred to in Sir Douglas White's submission.  [Refer to original submission for full reasons].	Reject zone change of the area of Thorndon east of the motorway to City Centre Zone.
Commercial and mixed use Zones / City Centre Zone / General CCZ	James and Karen Fairhall	160.4	Support in part	Supports the intent of the PDP to enable good quality intensification of the CCZ but this should be undertaken in a way that also maintains the character, amenity, and heritage of the City.  Considers that density done well should be the bottom line, not density at all costs.	Seeks that good quality intensification of the CCZ should be undertaken in a way that also maintains the character, amenity, and heritage of the City.
Commercial and mixed use Zones / City Centre Zone / General CCZ	James and Karen Fairhall	160.5	Amend	Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height) and CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.  Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.  [Refer to original submission for full reasons].	Not specified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / General CCZ	Karen and Jeremy Young	162.4	Support in part	Supports the intent of the PDP to enable good quality intensification of the CCZ but this should be undertaken in a way that also maintains the character, amenity, and heritage of the City.  Considers that density done well should be the bottom line, not density at all costs.	Seeks that good quality intensification of the City Centre Zone should be undertaken in a way that also maintains the character, amenity, and heritage of the City.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Karen and Jeremy Young	162.5	Amend	Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height) and CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.  Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.  [Refer to original submission for full reasons].	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Kane Morison and Jane Williams	176.4	Support in part	Supports the intent of the PDP to enable good quality intensification of the CCZ but this should be undertaken in a way that also maintains the character, amenity, and heritage of the City.  Considers that density done well should be the bottom line, not density at all costs.	Seeks that good quality intensification of the City Centre Zone should be undertaken in a way that also maintains the character, amenity, and heritage of the City.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Kane Morison and Jane Williams	176.5	Amend	Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height) and CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.  Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.  [Refer to original submission for full reasons].	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Athena Papadopoulos	183.3	Support in part	Supports the intent of the PDP to enable good quality intensification of the CCZ but this should be undertaken in a way that also maintains the character, amenity, and heritage of the City.  Considers that density done well should be the bottom line, not density at all costs.	Seeks that good quality intensification of the City Centre Zone should be undertaken in a way that also maintains the character, amenity, and heritage of the City.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / General CCZ	Athena Papadopoulos	183.4	Amend	<p>Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.</p> <p>[Refer to original submission for full reasons].</p>	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Lara Bland	184.3	Support in part	<p>Supports the intent of the PDP to enable good quality intensification of the CCZ but this should be undertaken in a way that also maintains the character, amenity, and heritage of the City.</p> <p>Considers that density done well should be the bottom line, not density at all costs.</p>	Seeks that good quality intensification of the City Centre Zone should be undertaken in a way that also maintains the character, amenity, and heritage of the City.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Lara Bland	184.4	Amend	<p>Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.</p> <p>[Refer to original submission for full reasons].</p>	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Geoff Palmer	188.3	Support in part	<p>Supports the intent of the PDP to enable good quality intensification of the CCZ but this should be undertaken in a way that also maintains the character, amenity, and heritage of the City.</p> <p>Considers that density done well should be the bottom line, not density at all costs.</p>	Seeks that good quality intensification of the City Centre Zone should be undertaken in a way that also maintains the character, amenity, and heritage of the City.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / General CCZ	Geoff Palmer	188.4	Amend	<p>Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.</p> <p>[Refer to original submission for full reasons].</p>	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Jonothan and Tricia Briscoe	190.19	Oppose	<p>Considers that the western edge of Mt Victoria should not be CCZ (City Centre Zone).</p> <p>Considers that CCZ is incompatible with various definitions of Mt Victoria as a suburb.</p> <p>The current low-rise but historically dense residential area extends well into the area currently designated City Centre Zone and intended for building at least 10 storeys high.</p> <p>[refer to original submission for full reasons].</p>	<p>Seeks that the area of Mount Victoria that is CCZ (City Centre Zone) is rezoned to Medium Density Residential Area.</p> <p>[Inferred Decision Requested].</p>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Michael O'Rourke	194.17	Oppose	<p>Opposes the strip south of the Basin Reserve up Adelaide Road to John Street being zoned as CCZ.</p> <p>Notes that by various measures, including the Wellington Regional Council City Zone for public transport ending at the Basin, this area is not the CBD.</p> <p>[Refer to original submission for full detail].</p>	Seeks that the Adelaide Road spine is made High Density Residential Zone.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Angus Hodgson	200.10	Support	Support a dense urban centre for Wellington, drawing together our homes, work places, entertainment and leisure spaces, and green spaces.	Seeks that the densification within the CCZ (City Centre Zone) is retained as notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / General CCZ	Angus Hodgson	200.11	Support	Supports the introduction of minimum height requirements, which will assist in creating more attractive streetscapes generating a coherent rhythm, and more importantly allow for greater density by precluding underdevelopment of City Centre Zone sites.	Retain CCZ-S4 (Minimum building height) as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Angus Hodgson	200.12	Amend	<p>Opposes the effective removal of setback requirements in the CCZ (City Centre Zone).</p> <p>Considers that sense of human scale is important within the urban centre.</p> <p>Considers that setback requirements assist in mitigating negative wind effects, allow for greater natural light on street sides, connections to natural landscape, and reduce the risk of knocking effect in seismic and high wind events.</p>	Seeks the addition of setback requirements that take into account width of the streets and height of a proposed building into the CCZ (City Centre Zone).
Commercial and mixed use Zones / City Centre Zone / General CCZ	Wellington City Youth Council	201.32	Support	Supports the PDP's emphasis on promoting productive use of City Centre spaces, including requiring accommodation sites to have non-residential use of the ground floor such as cafes, restaurants, dairies, etc.	Retain the City Centre Zone chapter as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Wellington City Youth Council	201.33	Amend	Considers that the City Centre should be a people-centric place to live, work, and enjoy.	Seeks that the PDP facilitates pedestrianisation of areas such as Cuba street to stimulate business activity and make better use of limited space.

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Commercial and mixed use Zones / City Centre Zone / General CCZ	Avryl Bramley	202.44	Amend	<p>Considers that Rules currently allow multi story buildings in the Central city to have multiple car parks. Typically these are then used for non- residential dedicated single user park where the vehicle is not used at all during the day. In short the company car loafing in the company car park after a peak hour journey to transport an individual from home to work and return.</p> <p>These cars are expensive in terms of green and require expensive peak hour traffic schemes paid for by the community but benefit only a few.</p> <p>[Refer to original submission for full reason]</p>	Seeks addition of rules to limit number of non residential on site in building car parks permitted to those necessary for the service and maintenance of the building plus a small margin over and above.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Avryl Bramley	202.45	Amend	<p>Considers that Rules currently allow multi story buildings in the Central city to have multiple car parks. Typically these are then used for non- residential dedicated single user park where the vehicle is not used at all during the day. In short the company car loafing in the company car park after a peak hour journey to transport an individual from home to work and return.</p> <p>These cars are expensive in terms of green and require expensive peak hour traffic schemes paid for by the community but benefit only a few.</p> <p>[Refer to original submission for full reason]</p>	Seeks addition of rules to create a sinking lid policy on existing car parks used for those same purposes and to reregister their use into the same categories and newly created parks.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Dougal and Libby List	207.4	Support in part	<p>Supports the intent of the PDP to enable good quality intensification of the CCZ but this should be undertaken in a way that also maintains the character, amenity, and heritage of the City.</p> <p>Considers that density done well should be the bottom line, not density at all costs.</p>	Seeks that good quality intensification of the City Centre Zone should be undertaken in a way that also maintains the character, amenity, and heritage of the City.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Dougal and Libby List	207.5	Amend	<p>Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.</p> <p>[Refer to original submission for full reasons].</p>	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Craig Forrester	210.5	Support in part	<p>Supports the intent of the PDP to enable good quality intensification of the CCZ but this should be undertaken in a way that also maintains the character, amenity, and heritage of the City.</p> <p>Considers that density done well should be the bottom line, not density at all costs.</p>	Seeks that good quality intensification of the City Centre Zone should be undertaken in a way that also maintains the character, amenity, and heritage of the City.

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Commercial and mixed use Zones / City Centre Zone / General CCZ	Craig Forrester	210.6	Amend	<p>Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.</p> <p>[Refer to original submission for full reasons].</p>	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Mount Victoria Historical Society	214.10	Oppose	<p>Opposes the western edge of the legal suburb of Mt Victoria being included in the CCZ (City Centre Zone).</p> <p>Considers that Cambridge Terrace forms the logical eastern boundary of the CCZ.</p> <p>Considers that CCZ is incompatible with the current, historical, Wellington City Council and Geographic Board definition of Mount Victoria as a suburb.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that the CCZ (City Centre Zone) east of Cambridge Terrace in Mount Victoria be rezoned to MRZ (Medium Density Residential Zone).</p> <p>[Inferred decision requested]</p>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Wellington's Character Charitable Trust	233.24	Amend	<p>Considers that the operative District Plan strikes an appropriate balance with CCZ encroachment on residential zones by containing central area activities within the central area and a range of non-residential activities in residential zones, provided character and amenity standards are maintained and adverse effects are appropriately avoided, remedied or mitigated.</p> <p>The purpose of those provisions in the ODP have been diluted in the PDP.</p> <p>[Refer to original submission for full reason]</p>	Seeks that policies are added that address encroachment of city centre activities into adjoining residential zones.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Ara Poutama Aotearoa the Department of Corrections	240.55	Support	<p>Considers that 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.</p>	Retain the provisions applicable to "residential activities" in the City Centre Zone as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Generation Zero Inc	254.16	Amend	<p>Considers that the introduction of the chapter should be amended for consistency.</p>	<p>Amend introduction of the City Centre Zone as follows;</p> <p>In locations where rapid transit investment has been signalled measures have been included to enable opportunities for more intensive, comprehensive development to occur, particularly in areas within a walkable distance catchment of planned rapid transit stops.</p>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Wheeler Grace Trust	261.2	Oppose	<p>Considers that the opportunity for residential intensification would be better reflected with HRZ (High Density Residential Zone).</p> <p>Changing from Inner Residential to City Centre Zone would drastically change Selwyn Terrace.</p> <p>Opposes the element of the NPS-UD application regarding commercial activities.</p> <p>Selwyn Terrace does not have a mix of land uses - it is all residential except the British High Commission, which has it's frontage on Hill Street.</p> <p>For Selwyn Terrace to be CCZ it would need better road access.</p> <p>Selwyn Terrace is unique and has character, making CCZ inappropriate.</p> <p>[Refer to original submission for full reason]</p>	Seeks that Selwyn Terrace, Thorndon is rezoned as High Density Residential Zone.

## Commercial and Mixed-use Zones / City Centre Zone

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Commercial and mixed use Zones / City Centre Zone / General CCZ	Steve Dunn	288.12	Not specified	Considers that intensification in Newtown should be focussed along Adelaide Road  [Refer to original submission for full reason].	Seeks that intensification in Newtown should be focussed along Adelaide Road.  [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / General CCZ	Wellington Branch NZIA	301.7	Amend	Considers the need for a Design Review Panels for all inner city developments where developments are over 3 levels. The wholesale adoption of the MDRS standards could well result in a drastic lowering of design standards of housing, given that there are no quality control standards applied at the same time. A solution would be a mandatory Design Panel Review, as it would encourage high quality design outcomes in the city.  [Refer to original submission for full reason]	Seeks that a mandatory Design Panel Review be adopted for all inner city developments.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Wellington Branch NZIA	301.8	Not specified	Considers that the Council needs to work harder to create good quality meaningful living conditions for residents in Te Aro to ensure that this area will flourish and not become a slum.	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Wellington Branch NZIA	301.9	Amend	Considers that Adelaide Road should not be classified as CCZ. The street is likely unsuitable for the creation of further high-rise areas due to it being the former boggy route of a wetland stream. Medium-rise development to the level of 5-6 storeys and the occasional nine storey tower should be continued.	Remove Adelaide Road from City Centre Zone. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / General CCZ	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.4	Support in part	Supports the intent of the PDP to enable good quality intensification of the CCZ but this should be undertaken in a way that also maintains the character, amenity, and heritage of the City.  Considers that density done well should be the bottom line, not density at all costs.	Seeks that good quality intensification of the City Centre Zone is undertaken in a way that also maintains the character, amenity, and heritage of the City.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.5	Amend	Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.  Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria. Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.  [Refer to original submission for full reason]	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Richard Murcott	322.26	Amend	Considers that the Selwyn Terrace residential enclave should be rezoned from City Centre Zone to Medium Density Residential Zone.	Seeks that the Selwyn Terrace residential enclave not be classified as City Centre Zone.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Richard Murcott	322.27	Amend	Considers that the residential area of Portland Crescent should be rezoned from City Centre Zone to Medium Density Residential Zone.	Seeks that the residential area of Portland Crescent not be classified as City Centre Zone.



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Commercial and mixed use Zones / City Centre Zone / General CCZ	Richard Murcott	322.28	Amend	Considers that the residential area of Hawkestone Street should be rezoned from City Centre Zone to Medium Density Residential Zone.	Seeks that the residential area of Hawkestone Street not be classified as City Centre Zone.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Richard Murcott	322.29	Amend	Considers that high density City Centre areas should have incentives to build and densify, potentially through rates. This would take the focus away from densifying Wellington's inner city residential areas that are full of character, green spaces and oftentimes significant heritage. [Refer to original submission for full reason]	Seeks that incentives be placed to encourage densification in City Centre Zones.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Thorndon Residents' Association	333.15	Amend	Considers that the Selwyn Terrace / Hill Street enclave should be rezoned from City Centre Zone to Medium Density Residential Zone. The enclave provides a visual linkage between this residential area and its residential neighbours across the motorway. It is part of the story of the Thorndon community demonstrating the impact the motorway construction had on Thorndon.	Seeks that the Selwyn Terrace / Hill Street enclave and the Portland Crescent/Hawkestone St cluster not be classified as City Centre Zone , and be re-zoned back to Inner Residential Area, with a qualifying matter as a Character Precinct Area, in a manner consistent with the maps and information appended to the submission.  [Refer to original submission]
Commercial and mixed use Zones / City Centre Zone / General CCZ	Thorndon Residents' Association	333.16	Amend	Considers that the Selwyn Terrace / Hill Street enclave should be rezoned from City Centre Zone to Medium Density Residential Zone. The enclave provides a visual linkage between this residential area and its residential neighbours across the motorway. It is part of the story of the Thorndon community demonstrating the impact the motorway construction had on Thorndon.	Seeks that the Selwyn Terrace / Hill Street enclave and the Portland Crescent/Hawkestone St cluster not be classified as City Centre Zone , and be re-zoned back to Inner Residential Area, with a qualifying matter as a Character Precinct Area, in a manner consistent with the maps and information appended to the submission. [Refer to original submission]
Commercial and mixed use Zones / City Centre Zone / General CCZ	Property Council New Zealand	338.17	Support	Supports the Proposed District Plan's proposal to encourage more inner city living, greater density of urban form, and more efficient use of sites within the City Centre.	Retain the 'City Centre Zone' chapter as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Carolyn Stephens	344.11	Amend	Considers that the plan should be amended to more comprehensively provide for enhanced sunlight access to outdoor and indoor living areas. [Refer to original submission for full reason]	Seeks that enhanced sunlight access be provided to outdoor and indoor living areas.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Retirement Villages Association of New Zealand Incorporated	350.285	Amend	Considers policy support for retirement villages in the Metropolitan Centre Zone is required	Add the following new policies in the City Centre Zone chapter and amend current objectives and policies for consistency:  <u>Provision of housing for an ageing population</u> 1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages. 2. Recognise the functional and operational needs of retirement villages, including that they: a. May require greater density than the planned urban built character to enable efficient provision of services. b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.  <u>Changing communities</u> To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.  <u>Larger sites</u> Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / General CCZ	Z Energy Limited	361.95	Support	The CCZ is generally supported, as it enables and reinforces the continued primacy of the Wellington central city area as the principal commercial and employment centre servicing the city and metropolitan region. It is also a major employment hub for the region and contains a mix of inner city living, entertainment, educational, government and commercial activity.	Retain the City Centre Zone chapter as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Elizabeth Nagel	368.16	Amend	Considers that the plan should be amended to more comprehensively provide for enhanced sunlight access to outdoor and indoor living areas. [Refer to original submission for full reason]	Seeks that enhanced sunlight access be provided to outdoor and indoor living areas.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Waka Kotahi	370.405	Support	Supports providing for access to active and public transport activity options, discouraging carparking at ground level and the quality design outcomes.	Retain the City Centre Zone chapter as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Parliamentary Service	375.11	Not specified	Submitter notes that in the City Centre Zone, the provisions of the Proposed Plan need to recognise the unique role that the Parliamentary Precinct plays in NZ and that the planning framework provides for the safe, effective and efficient functioning of parliament.	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Parliamentary Service	375.12	Support in part	As it is currently drafted, the permitted activities in the City Centre Zone do not provide for Parliamentary activities, and therefore resource consent would be required for such activities under CCZ-R16. The Parliamentary Service does not anticipate this to be the intended outcome of this chapter, and suggests that CCZP1 includes a specific reference to Parliamentary activities, and a permitted activity rule is introduced for Parliamentary activities.	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Jane Szentivanyi	376.5	Oppose in part	Considers that, as currently drafted, the current provisions of the District Plan will result in significant adverse effects on Moir Street properties which cannot be mitigated through design. Negative effects would include public and private amenity, reverse sensitivity effects, including along the boundary with adjoining residentially zoned areas, and impacts on character and heritage.	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Wellington Civic Trust	388.19	Support in part	The Introduction to the CCZ chapter is partially supported and an amendment is sought.	Retain the Introduction of the City Centre Zone chapter, with amendment.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Wellington Civic Trust	388.20	Amend	Considers that the Introduction to the CCZ chapter should be amended to clarify the scarcity of available public open space in the City Centre Zone, and how this shortfall is going to be corrected through the Plan and other methods available to the Council. It is noted that provisions that would provide additional public spaces are lacking. A statement recognising the need for additional public spaces in areas that currently fall short of existing needs should be added in the Introduction. The wording should also explain how the shortfall is going to be made up before further residential development is provided for.	Amend the Introduction of the City Centre Zone chapter to state the need for more available public open space in the City Centre Zone and how this shortfall is going to be corrected through the Plan and other methods available to the Council.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Taranaki Whānui ki te Upoko o te Ika	389.97	Amend	Considers that Taranaki Whānui should be engaged as partners in any development as a matter of first priority, as Taranaki Whānui are the hold ahi kā in regard to the city centre zone and development at Te Ngakau Civic Centre.  [see original submission]	Seek to amend in chapter, to include <u>Taranaki Whānui hold ahi kā and primary mana whenua status in the City Centre Zone.</u>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Kāinga Ora Homes and Communities	391.688	Support in part	The use of standards to manage potential adverse effects across the PDP is generally supported, but changes are sought.	Retain the City Centre Zone chapter with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / General CCZ	Kāinga Ora Homes and Communities	391.689	Amend	<p>Considers that CCZ height controls should be amended to ensure the NPSUD and the Housing Supply Act are effectively and efficiently implemented, that intensification is enabled in areas of high accessibility to commercial amenity, community services and public transport, and that height controls enable a transition of height and density within the urban built form from higher heights and densities in centres.</p> <p>There may be a number of other consequential changes needed to standards to give effect to these height adjustments as noted in this submission such as increasing height in associated wind and daylight standards. These changes should be proportionate to the changes in building height sought to address any transition issues between zones and provide for increased levels of intensification.</p>	<p>Amend the City Centre Zone chapter to add a height control of:</p> <ul style="list-style-type: none"> <li>i. 43m within a 400m walkable catchment of a City Centre Zone</li> <li>ii. 36m within a 400-1500m walkable catchment of a City Centre Zone.</li> </ul>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Kāinga Ora Homes and Communities	391.690	Support in part	Generally supports the introduction and application of a City Centre Zone in the Proposed District Plan. Considers that an amendment is needed to delete Comprehensive development from the Introduction as there are no rules to implement this approach.	Retain introduction of the City Centre Zone as notified and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Kāinga Ora Homes and Communities	391.691	Amend	Generally supports the introduction and application of a City Centre Zone in the Proposed District Plan. Considers that an amendment is needed to delete Comprehensive development from the Introduction as there are no rules to implement this approach.	<p>Amend the eighth paragraph of the introduction of the City Centre Zone as follows:</p> <p>In locations where rapid transit investment has been signalled measures have been included to enable opportunities for more intensive, comprehensive development to occur, particularly in areas within a walkable distance of planned rapid transit stops.</p>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Oyster Management Limited	404.43	Oppose in part	Opposes the Proposed Plan in part.	Seeks amendment to the City Centre Zone to enable well-functioning urban environments in the City Centre zone.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Oyster Management Limited	404.44	Support	Supports the recognition of the City Centre as the primary centre serving the wider Wellington region. Supports the creation of well-functioning urban environments, which is consistent with the NPS-UD.	Retain CCZ (City Centre Zone) - Introduction as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Oyster Management Limited	404.45	Amend	Considers that the 90m Height Control Overlay should extend over 141 The Terrace, 294 and 298 Lambton Quay so it is contiguous with the height control applying to 312 Lambton Quay and other sites to the south.	<p>Amend 90m Height Control Overlay to extend over 141 The Terrace, 294 and 298 Lambton Quay.</p> <p>[Refer to original submission for maps of the submitter's properties under the Proposed District Plan].</p>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Guy Marriage	407.4	Amend	<p>Considers that if Te Aro is to flourish, and not to become a slum, then the WCC need to work far harder to create good quality meaningful living conditions for Te Aro residents.</p> <p>One of the key aspects of this will be the adoption of equally good measures for access to sunlight and daylight to the residents of the far more dense streets of Te Aro and the rest of Central.</p> <p>[See original submission for full reason]</p>	Seeks the addition of the set-back provisions from the Draft District Plan (required developments on narrow streets to have step back as they rise higher, so as to stop the obliteration of daylight and sunlight to the residents on lower levels).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / General CCZ	Guy Marriage	407.5	Amend	<p>Considers that the increases in height limits in the CCZ leaves all existing home owners in buildings 6-9 storeys tall now facing the prospect of being surrounded by towers 14-20 storeys tall, casting long deep shadows for entire blocks southwards. The effect on the existing buildings will be massive, severe, and will have a catastrophic effect on property values.</p> <p>The strategy of creating Te Aro as an area suitable for the continued clustering of tall towers is badly flawed. Geologically the Te Aro Basin is crisscrossed with the remains of several small creeks, leading down to what was formerly a swamp filled with eels, and a channel from Newtown, through the Basin Reserve, down to the sea near the present Waitangi Park.</p> <p>[See original submission for full reason]</p>	<p>Seeks that building heights in Te Aro are restricted to 5 - 6 storeys, with the occasional 9 storey towers.</p> <p>[Inferred decision requested]</p>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Guy Marriage	407.6	Amend	<p>Considers that the extension of the CCZ down Adelaide Road is flawed, as this is the lowers point on the path from Newtown to the Basis and is also the former boggy route of a wetland stream, so will be unsuitable for the creation of high rises.</p>	<p>Seeks that the City Centre Zone chapter is not extended along Adelaide Road.</p>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Guy Marriage	407.7	Amend	<p>Considers the addition of a setbackstandard important to ensure daylight into living spaces.</p> <p>Considers that the Sydney Design is a appropriate method.</p> <p>[See original submission for full reason]</p>	<p>Seeks the addition of a setback standard to narrow streets in the City Centre Zone.</p> <p>[Inferred decision requested]</p>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Willis Bond and Company Limited	416.138	Oppose	<p>Submitter is seeking fewer prescriptive standards.</p> <p>Submitter considers that Wellington needs to ensure that we are not unnecessarily preventing innovation by prescribing housing standards, such as minimum unit sizes and outdoor living space requirements (in particular, within the City Centre Zone). While the standards currently drafted will be appropriate for many uses, they may not suit everyone and they do not respond to emerging trends in apartment design.</p> <p>The standards also risk stifling affordable housing within the City Centre Zone by preventing more affordable building typologies.</p>	<p>Seeks to remove the extent of prescriptive standards, such as minimum unit sizes and outdoor living spaces (in particular, within the City Centre Zone).</p> <p>[inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Willis Bond and Company Limited	416.139	Amend	<p>Submitter notes the effect that the more permissive medium density residential standards will have on other zones. The zones supporting higher density development have more restrictive standards than in the MRZ, creating a risk that new development is concentrated in the more permissive MRZ at the exclusion of denser zones where Council wishes to encourage greater development. The PDP should ensure that the restrictions within denser zones are not substantially more restrictive than within the MRZ.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that Council consider the relationship between the Medium Density Residential Zone and denser zones (i.e. the High Density Residential Zone, Large Lot Residential Zone, Neighbourhood Centre Zone, Local Centre one, Commercial Zone, Mixed Use Zone, Metropolitan Centre Zone and City Centre Zone) to ensure development is not unduly restricted in denser zones by greater restrictions and Council discretion.</p>
Commercial and mixed use Zones / City Centre Zone / General CCZ	Fabric Property Limited	425.56	Support in part	<p>Supports the objectives and policies for the City Centre zone generally, and specifically supports the recognition of the City Centre as the primary commercial and employment centre for the wider region (CCZ-O1), the recognition of the role of the City Centre in accommodating growth (CCZ-O2), the enablement of the most intensive form of development concentrated in the zone (CCZ-O3), and the recognition of the benefits of intensification (CCZ-P5).</p>	<p>Seeks that the City Centre Zone chapter is retained as notified, with amendments.</p>

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / General CCZ	Chrissie Potter	446.3	Support in part	<p>Supports the intent of the PDP to enable good quality intensification of the CCZ but this should be undertaken in a way that also maintains the character, amenity, and heritage of the City.</p> <p>Considers that density done well should be the bottom line, not density at all costs.</p>	Seeks that good quality intensification of the City Centre Zone should be undertaken in a way that also maintains the character, amenity, and heritage of the City.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Chrissie Potter	446.4	Amend	<p>Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Considers that Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria.</p> <p>Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.</p> <p>[Refer to original submission for full reasons].</p>	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Dorothy Thompson	449.3	Support in part	<p>Supports the intent of the PDP to enable good quality intensification of the CCZ but this should be undertaken in a way that also maintains the character, amenity, and heritage of the City.</p> <p>Considers that density done well should be the bottom line, not density at all costs.</p>	Seeks that good quality intensification of the City Centre Zone should be undertaken in a way that also maintains the character, amenity, and heritage of the City.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Dorothy Thompson	449.4	Amend	<p>Considers that the current provisions of the PDP, in particular standards CCZ-S1 (Maximum height), CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height), and CCZ-S11 (Minimum building separation distance) will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Considers that Moir Street is recognised as one of the key coherent character and heritage areas of Mt Victoria.</p> <p>Considers that as a designated heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites. It is unique in the PDP as being the only location in all of Wellington that is MRZ, a character precinct, heritage area, and adjacent to the CCZ. Therefore the specific changes requested in relation to avoiding significant adverse impacts on Moir Street do not have wider ramifications for the Council's intensification plans.</p> <p>[Refer to original submission for full reasons].</p>	Not specified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	David Lee	454.6	Oppose	Opposes City Centre Zoning for the Western edge of Mt Victoria.	Seeks to rezone Western edge of Mt Victoria from being City Centre Zone.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / General CCZ	Catherine Penetito	474.4	Not specified	Considers that Pukeahu National War Memorial Park should have sunlight protection for the whole area if it is to be maintained and enhanced.  The Hall of Memories, the Carillon and the old museum building are too important to be overshadowed by residential or other buildings.	Seeks that the building height zones adjacent to Item 40 (National War Memorial and Carillon) in SCHED1 - Heritage Buildings is reconsidered to ensure it is not overshadowed.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Catherine Penetito	474.5	Not specified	Considers that Pukeahu National War Memorial Park should have sunlight protection for the whole area if it is to be maintained and enhanced.  The Hall of Memories, the Carillon and the old museum building are too important to be overshadowed by residential or other buildings.	Seeks that the building height zones adjacent to Item 41 (National/Dominion Museum and National Art Gallery (former)) in SCHED1 - Heritage Buildings is reconsidered to ensure it is not overshadowed.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Catherine Penetito	474.6	Not specified	Considers that Pukeahu National War Memorial Park should have sunlight protection for the whole area if it is to be maintained and enhanced.	Seeks that the building height zones adjacent to Item 42 (Home of Compassion Crèche (former)) in SCHED1 - Heritage Buildings is reconsidered to ensure it is not overshadowed.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Catherine Penetito	474.7	Not specified	Considers that Pukeahu National War Memorial Park should have sunlight protection for the whole area if it is to be maintained and enhanced.	Seeks that the building height zones adjacent to Item 424 (Army Headquarters (former)) in SCHED1 - Heritage Buildings is reconsidered to ensure it is not overshadowed.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Foodstuffs North Island	476.96	Support	Supports the City Centre Zoning of New World Railway Metro (2 Bunny Street, Pipitea).	Retain City Centre Zoning of New World Railway Metro (2 Bunny Street, Pipitea) as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Foodstuffs North Island	476.97	Support	Supports the City Centre Zoning of New World Willis Street Metro (70 Willis Street, Wellington Central).	Retain City Centre Zoning of New World Willis Street Metro (70 Willis Street, Wellington Central) as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Foodstuffs North Island	476.98	Support	Supports the City Centre Zoning of New World Wellington City (279 Wakefield Street, Te Aro).	Retain City Centre Zoning New World Wellington City (279 Wakefield Street, Te Aro) as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Foodstuffs North Island	476.99	Support	Supports the City Centre Zoning of New World Thorndon (150 Molesworth Street).	Retain City Centre Zoning of New World Thorndon (150 Molesworth Street) as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Living Streets Aotearoa	482.59	Amend	Considers that tall buildings around spaces are creating shade and wind problems.  [Refer to original submission for full detail].	Seeks that in any future developments, the effect on adjacent public spaces is addressed.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Te Rūnanga o Toa Rangatira	488.79	Support in part	Supports mention of active engagement with mana whenua in the development of the Te Ngākau Civic Square Precinct in the chapter introduction.	Retain introduction of the City Centre zone with amendment.
Commercial and mixed use Zones / City Centre Zone / General CCZ	Te Rūnanga o Toa Rangatira	488.80	Amend	Considers that the introduction to the chapter statement could be improved by requiring partnership with mana whenua in the development of the Te Ngākau Civic Square Precinct.	Amend the introduction of the City Centre zone to require partnership with mana whenua in the development of the Te Ngākau Civic Square Precinct.
Commercial and mixed use Zones / City Centre Zone / General CCZ- PREC01	Heritage New Zealand Pouhere Taonga	70.35	Support	Supports in its entirety CCZ-PREC01 (Te Ngākau Civic Square Precinct and considers that they adequately address the unique range of factors, including heritage, which need to be considered in any (re)development of this area.	Retain CCZ-PREC01 in its entirety as notified.
Commercial and mixed use Zones / City Centre Zone / General CCZ- PREC01	Wellington Civic Trust	388.21	Support in part	The recognition of Te Ngākau Civic Square Precinct within the Central City Zone (CCZ-PREC01), and the specific introductory statement and aims that apply to the Precinct are supported. However, an amendment to the wording is sought.	Retain CCZ-PREC01 (Te Ngākau Civic Square Precinct) with amendment.
Commercial and mixed use Zones / City Centre Zone / General CCZ- PREC01	Wellington Civic Trust	388.22	Amend	Considers that wording in CCZ-PREC01 should be clarified. Wording in the introductory sentence portrays the precinct as redevelopment area. The findings of a seminar run by the Civic Trust in 2021 were that people seek to retain as much as possible of the existing buildings, structures and spaces for reuse, rather than demolition and replacement buildings. It is sought that this is reflected in the introductory statement.	Amend wording in CCZ-PREC01 (Te Ngākau Civic Square Precinct) as follows:  The purpose of the Te Ngākau Civic Square Precinct is to provide for civic activities, functions, <b>public use and</b> areas of open space <b>and redevelopment</b> . <b>Any future change in the precinct must ensure that development of change while ensuring that any future development</b> respects the special qualities of the area, including the concentration of listed heritage buildings.

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Commercial and mixed use Zones / City Centre Zone / General CCZ- PREC01	Willis Bond and Company Limited	416.140	Amend	Submitter agrees that the Te Ngakau Civic Square Precinct (TNCSP) needs to be a vibrant and welcoming space. It also needs to be able to adapt in years to come to Wellington's changing needs. Given the intention to demolish CAB (and possibly MOB) is it appropriate to refer to them in this Policy?	Amend CCZ-PREC01 (Te Ngākau Civic Square Precinct) as follows:  CCZ-PREC01 Te Ngākau Civic Square Precinct ... The Precinct is Wellington's unique civic place. It is located in the heart of the City Centre and is a destination in itself. It is also an anchor point and gateway that connects the city centre's entertainment area, the waterfront and the Central Business District. Wellington's major civic and entertainment venues are located within the precinct, including the Wellington Town Hall, City Gallery Wellington (Te Whare Toi), Wellington City Library (Te Matapihi), Michael Fowler Centre, Civic Administration Building, Municipal Office Building, and Capital E. ...
Commercial and mixed use Zones / City Centre Zone / New CCZ	Paul Burnaby	44.4	Amend	Considers that the Draft provision CCZ-R21 (Comprehensive development of land 2000sqm in area or greater) should be 'reinstated' in the now notified City Centre Zone provisions.	Seeks that Draft District Plan CCZ-R21 is reinstated.
Commercial and mixed use Zones / City Centre Zone / New CCZ	Jill Wilson	218.3	Amend	Considers that the minimum requirements for apartments in new apartment buildings may not suffice for emergency supplies storage.  [Refer to original submission for full reason]	Seeks amendment to require new apartment buildings to incorporate adequate storage of emergency supplies for residents.
Commercial and mixed use Zones / City Centre Zone / New CCZ	Ara Poutama Aotearoa the Department of Corrections	240.56	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. These are consistent with the character and amenity of such zones and the	Amend the land use activity rule framework for the City Centre 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>CCZ-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:</u> <u>i. Above ground floor level; or</u> <u>ii. At ground floor level along any street edge not identified as an active frontage; or</u> <u>iii. At ground level along any street not identified as requiring veranda coverage; or</u> <u>iv. At ground level on any site contained within a Natural Hazard Overlay.</u>  <u>2. Activity status: Restricted Discretionary</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
				<p>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><u>Where:</u></p> <p><u>a. Compliance with the requirements of CCZ-RX.1.a cannot be achieved.</u></p> <p><u>Matters of discretion are:</u></p> <p><u>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</u></p> <p><u>Notification status: An application for resource consent made in respect of rule CCZ-RX.2.a is precluded from being publicly notified.</u></p> <p><u>3. Activity status: Discretionary.</u></p> <p><u>Where:</u></p> <p><u>a. Compliance with any of the requirements of CCZ-RX.1.b cannot be achieved.</u></p> <p><u>Notification status: An application for resource consent made in respect of rule CCZ-RX. 3.a is precluded from being publicly notified.</u></p>
<p>Commercial and mixed use Zones / City Centre Zone / New CCZ</p>	<p>Wellington Branch NZIA</p>	<p>301.10</p>	<p>Amend</p>	<p>Considers that there should be a set-back standard for narrow streets and lanes to ensure daylight to living spaces in the CCZ. The Sydney Design Standard is considered an appropriate method to use.</p>	<p>Seeks a setback standard is added in the City Centre Zone.</p>
<p>Commercial and mixed use Zones / City Centre Zone / New CCZ</p>	<p>Retirement Villages Association of New Zealand Incorporated</p>	<p>350.286</p>	<p>Amend</p>	<p>Considers policy support for retirement villages in the Metropolitan Centre Zone is requi</p>	<p>Add the following new policies in the City Centre Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u></p> <p><u>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u></p> <p><u>2. Recognise the functional and operational needs of retirement villages, including that they:</u></p> <p><u>a. May require greater density than the planned urban built character to enable efficient provision of services.</u></p> <p><u>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p> <p><u>Changing communities</u></p> <p><u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</u></p> <p><u>Larger sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</u></p>



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / New CCZ	Retirement Villages Association of New Zealand Incorporated	350.287	Amend	Considers that as currently drafted retirement villages would be a permitted or discretionary activity under the 'residential activities' rule of the City Centre Zone (CCZ—R12). Considers that the City Centre Zone should have a retirement village specific rule that provides for retirement villages as a permitted activity (with the construction of the retirement villages being a restricted discretionary activity under CCZ-R20), recognising that retirement villages provide substantial benefit by way of enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Add the following "retirement villages" rule into the City Centre Zone chapter:  <u>CCZ-RX Retirement villages</u> <u>1. Activity status: Permitted</u>
Commercial and mixed use Zones / City Centre Zone / New CCZ	Parliamentary Service	375.13	Amend	Considers that a new Precinct should be recognised in the CCZ chapter. The Parliamentary Precinct and the activities that occur on that Precinct should be recognised in at least as enabling a way as the Te Ngākau Civic Square Precinct has been in the City Centre Zone. The Parliamentary Precinct is distinct from any other area in the Wellington district, and the district plan provisions should ensure that the uniqueness is acknowledged, as well as ensuring that the Precinct can continue to be used for its Parliamentary purpose.  It is submitted that the Parliamentary Precinct is of at least as much significance as the Te Ngākau Civic Square Precinct, and should therefore be recognised in the planning provisions in a similar way. It is essential that the Parliamentary Precinct can continue to be fit for its Parliamentary purpose. The planning framework should therefore enable the use of the land to continue to be able to respond to the changing needs of Parliament.  These Parliamentary Precinct provisions could be analogous to:  - Objectives: CCZ-PREC-01, CCZ-PREC-02, CCZ-PREC-03 - Policies: CCZ-PREC01-P1, CCZ-PREC01-P2, CCZPREC01- P3, CCZ-PREC01-P4 - Rules: CCZ-PREC01-R1, CCZ-PREC01-R2, CCZ-PREC01- R3, CCZ-PREC01-R4, CCZ-PREC01-R5, CCZ-PREC01-R6, CCZ-PREC01-R7, and CCZ-PREC01-R7 - Standard: CCZ-PREC01-S1.	Seeks that the Parliamentary Precinct be recognised in planning provisions in a similar way to the Te Ngākau Civic Square Precinct.  These Parliamentary Precinct provisions could be analogous to:  - Objectives: CCZ-PREC-01, CCZ-PREC-02, CCZ-PREC-03 - Policies: CCZ-PREC01-P1, CCZ-PREC01-P2, CCZPREC01- P3, CCZ-PREC01-P4 - Rules: CCZ-PREC01-R1, CCZ-PREC01-R2, CCZ-PREC01- R3, CCZ-PREC01-R4, CCZ-PREC01-R5,
Commercial and mixed use Zones / City Centre Zone / New CCZ	Parliamentary Service	375.14	Amend	Considers that CCZ rules need to be clarified to make clear that Parliamentary activities are permitted in the City Centre Zone – because such activities do not clearly fall within any of the activities listed at CCZ-P1. It is submitted that a new permitted activity rule is therefore required to ensure that parliamentary activities are provided for in this zone.	Add new Rule in the City Centre Zone chapter as follows:  <u>CCC-R13 Parliamentary activities</u> <u>1. Permitted</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / New CCZ	Wellington Civic Trust	388.23	Amend	<p>Considers that the City Centre Zone chapter should have an additional Rule immediately before or after CCZ-PREC01-R7. Demolition of buildings should be made a separate category of activity within the Te Ngākau Civic Square Precinct, separate from the City Centre applicable rule. All demolitions relating to the Precinct should be carefully considered and publicly notified.</p> <p>At present it appears that there is no ability for the acceptability of demolition of an existing building or structure to be considered as a separate matter from the development of a consented new building or creation of public space. It is noted that the current rule for demolition of buildings does not refer to the rule by which a new building in the Precinct may seek consent, CCZR18, which may be a lacuna in the plan or a deliberate omission.</p>	<p>Add new Rule in the City Centre Zone chapter as follows:</p> <p><u>CCZPRE-RXX: Demolition or removal of buildings and structures in the Te Ngākau Civic Square Precinct</u></p> <p><u>1. Activity status: Permitted</u>  <u>Where:</u>  <u>a. The demolition or removal of a building is required to avoid an imminent threat to life and/or property.</u></p> <p><u>2. Activity status: Discretionary</u>  <u>Where the demolition or removal of a building or structure;</u>  <u>i. Enables the creation of public space; or</u>  <u>ii. Is required for the purposes of constructing a new building or adding to or altering an existing building.</u></p> <p><u>3. Activity status: Non-complying</u>  <u>Where:</u>  <u>a. Compliance with any of the requirements of CCZPRE-RXX1 or 2 cannot be achieved.</u></p> <p><u>Notification status: An application for resource consent made in respect of rule CCZ-PRE-RXX 2. or 3. must be publicly notified.</u></p>
Commercial and mixed use Zones / City Centre Zone / New CCZ	Wellington Civic Trust	388.24	Amend	<p>Considers that the City Centre Zone chapter should have an additional Rule for the Precinct that relates to the modification of existing open space or the development of new open space. for the An additional rule similar to that in the Waterfront Zone is sought.</p>	<p>Add new Rule in the City Centre Zone chapter as follows:</p> <p><u>CCZPRE-RXXX: Development of new public space, or modification of existing public open space in the Te Ngākau Civic Square Precinct</u></p> <p><u>1. Activity status: Discretionary</u>  <u>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</u></p> <p><u>Notification status: An application for resource consent made in respect of rule CCZ-PRE-RXXX must be publicly notified.</u></p>
Commercial and mixed use Zones / City Centre Zone / New CCZ	KiwiRail Holdings Limited	408.129	Amend	<p>Considers that building setbacks are essential to address significant safety hazards associated with the operational rail corridor.</p> <p>Parts of the KiwiRail network adjoin commercial and mixed use zones that do not currently include provision for boundary setbacks for buildings and structures.</p> <p>KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures, and that the rail corridor be recognised as a qualifying matter in relevant non-residential zones in accordance with section 77(1)(o) of the RMA.</p> <p>Consistent with the amendment requested for the assessment criteria in the residential zones, KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor.</p>	<p>Add new standard as follows:</p> <p><u>CCZ-SX:</u>  <u>Boundary setbacks</u>  <u>Buildings or structures must not be located within a 5m setback from a rail corridor boundary.</u></p> <p>AND seeks that as applicable, the following matter of discretion be inserted:</p> <p><u>Matters of discretion:</u>  <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></p>

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / New CCZ	Willis Bond and Company Limited	416.141	Amend	<p>Submitter considers that the activities that are permitted overlook Educational Facilities.</p> <p>Submitter considers that generally, the activities considered in this section are very narrow – for example, childcare activities are not permitted, which is a current activity within Te Ngakau Civic Square Precinct.</p>	Seeks that at minimum, add a new rule as CCZ-PREC01-R7 for Educational Facilities as a Permitted activity status and re-number CCZ-PREC01-R7 (all other land use activities) (currently CCZ-PREC01-R7) to CCZ-PREC01-R8.
Commercial and mixed use Zones / City Centre Zone / New CCZ	Catharine Underwood	481.32	Amend	<p>Considers that all new buildings in the inner city should have a minimum set back of at least 1.5 (2m is better) to give room for a green corridor. Side yards are a good place for rubbish bins, compost bins or sheds to store bikes and other toys. A good example of why larger set backs are needed in The Paddington on Taranaki Street, which was meant to have several street trees lining the pavement and softening the development, as part of the consent but ended up with no trees due to underground services like pipes, telecommunications, electricity and sewerage. If there had been a setback, a green front would have been possible. The residents of The Paddington and Wellington are the poorer because of this.</p>	<p>Add a new Standard in the City Centre Zone chapter setting boundary setbacks of at least 1.5m for all new buildings.</p> <p>[Inferred decision requested]</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-O1	Precinct Properties New Zealand Limited	139.26	Support	No specific reason provided.	Retain CCZ-O1 (Purpose) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O1	Restaurant Brands Limited	349.173	Support	Support	Retain CCZ-O1 (Purpose) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O1	Z Energy Limited	361.96	Support	CCZ-O1 is supported as it recognises that the City Centre (CC) is the primary commercial and employment centre serving Wellington and the wider region and seeks to provide a well-functioning urban environment through the provision of range and access to, a range of residential, commercial and community activities.	Retain Objective CCZ-O1 (Purpose) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O1	Argosy Property No. 1 Limited	383.92	Support	Supports the objectives of the City Centre zone to the extent that they give effect to the NPS-UD and reflect the importance of the city centre	Retain CCZ-O1 (Purpose) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O1	Kāinga Ora Homes and Communities	391.692	Support	Supports CCZ-O1.	Retain CCZ-O1 (Purpose) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O1	Oyster Management Limited	404.46	Support	Supports the City Centre Zone objectives to the extent that they give effect to the NPS-UD and reflect the importance of the city centre.	Retain CCZ-O1 (Purpose) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Paul Burnaby	44.5	Support	With the confirmation of the provisions supports and the requested changes d, the District Plan provisions will more closely align with and implement the directive policies under the NNPS-UD, in particular Policy 3(a) which requires that district plans enable "in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification"	Retain CCZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Precinct Properties New Zealand Limited	139.27	Support	No specific reason provided.	Retain CCZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Fire and Emergency New Zealand	273.308	Support	Supports the objective a the zone has sufficient serviced development capacity meet its short, medium and long term residential and business growth needs.	Retain CCZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Restaurant Brands Limited	349.174	Support	Support	Retain CCZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Z Energy Limited	361.97	Support	CCZ-O2 is supported as it recognises that the City Centre (CC) is the primary commercial and employment centre serving Wellington and the wider region and seeks to provide a well-functioning urban environment through the provision of range and access to,	Retain Objective CCZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Argosy Property No. 1 Limited	383.93	Support	Supports the objectives of the City Centre zone to the extent that they give effect to the NPS-UD and reflect the importance of the city centre	Retain CCZ-O2 (Accommodating growth) as notified.

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Kāinga Ora Homes and Communities	391.693	Support in part	Supports CCZ-O2, but considers amendment is required that clarifies that the Central City Zone contains high density residential living rather than medium density housing.	Retain CCZ-O1 (Accommodating growth) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Kāinga Ora Homes and Communities	391.694	Amend	Supports CCZ-O2, but considers amendment is required that clarifies that the Central City Zone contains high density residential living rather than medium density housing	Amend CCZ-O1 (Accommodating growth) as follows: The City Centre Zone plays a significant role in accommodating residential, business and supporting community service growth, and has sufficient serviced development capacity to meet its short, medium and long term residential and business growth needs, including: 1. A choice of building type, size, affordability and distribution, including forms of <del>medium and high-density residential living housing</del> ; ....
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Ministry of Education	400.142	Support in part	Supports CCZ-O2 in part.	Retain CCZ-O2 (Accommodating growth) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Ministry of Education	400.143	Amend	Seeks CCZ-O2 be amended to explicitly recognise and provide for educational activities to in the CCZ.	Amend CCZ-O2 (Accommodating growth) as follows:  Accommodating growth  The City Centre Zone plays a significant role in accommodating residential, business and supporting community service growth, and has sufficient serviced development capacity <u>and additional infrastructure</u> to meet its short, medium and long term residential and business growth needs, including: ... 4. Convenient access to a range of open space, including green space, and supporting commercial activity, <del>and</del> community facility options <u>and educational facilities</u> .
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Oyster Management Limited	404.47	Support	Supports the City Centre Zone objectives to the extent that they give effect to the NPS-UD and reflect the importance of the city centre.	Retain CCZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O2	Willis Bond and Company Limited	416.142	Support	Supports the direction of CCZ-O2 to provide for a choice of building type, size, affordability and distribution, including forms of medium and high-density housing.	Retain CCZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O3	Paul Burnaby	44.6	Support	With the confirmation of the provisions supports and the requested changes d, the District Plan provisions will more closely align with and implement the directive policies under the NNPS-UD, in particular Policy 3(a) which requires that district plans enable "in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification"	Retain CCZ-O3 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O3	Precinct Properties New Zealand Limited	139.28	Support	No specific reason provided.	Retain CCZ-O3 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O3	Restaurant Brands Limited	349.175	Support	Support	Retain CCZ-O3 (Urban Form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O3	Z Energy Limited	361.98	Support	CCZ-O3 is supported as it recognises that the City Centre (CC) is the primary commercial and employment centre serving Wellington and the wider region and seeks to provide a well-functioning urban environment through the provision of range and access to,	Retain Objective CCZ-O3 (Urban Form and Scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O3	Argosy Property No. 1 Limited	383.94	Support	Supports the objectives of the City Centre zone to the extent that they give effect to the NPS-UD and reflect the importance of the city centre	Retain CCZ-O3 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O3	Kāinga Ora Homes and Communities	391.695	Support	Supports CCZ-O3.	Retain CCZ-O3 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-O3	Oyster Management Limited	404.48	Support	Supports the City Centre Zone objectives to the extent that they give effect to the NPS-UD and reflect the importance of the city centre.	Retain CCZ-O3 (Urban form and scale) as notified.

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-03	Willis Bond and Company Limited	416.143	Support	Supports the scale and form of development within the city centre being the highest and most intensive form of development within the city.	Retain CCZ-03 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-04	Restaurant Brands Limited	349.176	Support	Support	Retain CCZ-04 (Ahi Kā) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-04	Z Energy Limited	361.99	Support	CCZ-04 is supported as it recognises that the City Centre (CC) is the primary commercial and employment centre serving Wellington and the wider region and seeks to provide a well-functioning urban environment through the provision of range and access to,	Retain Objective CCZ-04 (Ahi Kā) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-04	Argosy Property No. 1 Limited	383.95	Support	Supports the objectives of the City Centre zone to the extent that they give effect to the NPS-UD and reflect the importance of the city centre	Retain CCZ-04 (Ahi Ka) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-04	Taranaki Whānui ki te Upoko o te Ika	389.98	Support in part	Supports CCZ-04 (Ahi Kā) in principle.	Retain CCZ-04 (Ahi Kā) as notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-04	Kāinga Ora Homes and Communities	391.696	Support	Supports CCZ-04.	Retain CCZ-04 (Ahi Kā) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-04	Oyster Management Limited	404.49	Support	Supports the City Centre Zone objectives to the extent that they give effect to the NPS-UD and reflect the importance of the city centre.	Retain CCZ-04 (Ahi Ka) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-04	VicLabour	414.42	Support	Supportive of ahi ka provisions	Retain CCZ-04 (Ahi kā) as notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-04	Te Rūnanga o Toa Rangatira	488.81	Amend	Considers that the objective should require partnership with mana whenua rather than engagement.	Seeks that CCZ-04 (Ahi Kā ) be amended to provide for partnership with mana whenua in terms of development.
Commercial and mixed use Zones / City Centre Zone / CCZ-05	Paul Burnaby	44.7	Support	With the confirmation of the provisions supports and the requested changes, the District Plan provisions will more closely align with and implement the directive policies under the NNPS-UD, in particular Policy 3(a) which requires that district plans enable "in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification"	Retain CCZ-05 (Amenity and design) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-05	Fire and Emergency New Zealand	273.309	Support	Supports the objective as it seeks to produce a resilient urban environment that effectively adapts and responds to natural hazard risks, such as fire.	Retain CCZ-05 (Amenity and design) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-05	Restaurant Brands Limited	349.177	Support	Support	Retain CCZ-05 (Amenity and design) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-05	Z Energy Limited	361.100	Support	CCZ-05 is supported as it recognises that the City Centre (CC) is the primary commercial and employment centre serving Wellington and the wider region and seeks to provide a well-functioning urban environment through the provision of range and access to,	Retain Objective CCZ-05 (Amenity and Design) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-05	WCC Environmental Reference Group	377.476	Support	The submitter strongly support this objective due to its emphasis on the need for climate change resilience and green space within the CBD. It does this alongside successfully balancing the maintenance and improvement of Wellington's important modern and heritage cultural sites demonstrating that ensuring Wellington's long term resilience and sustainability need not involve any loss of what makes Wellington, Wellington.	Retain CCZ-05 (Amenity and design) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-05	Argosy Property No. 1 Limited	383.96	Support	Supports the objectives of the City Centre zone to the extent that they give effect to the NPS-UD and reflect the importance of the city centre	Retain CCZ-05 (Amenity and design) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-05	Taranaki Whānui ki te Upoko o te Ika	389.99	Support in part	Supports CCZ-05 (Amenity and design) in principle.	Retain CCZ-05 (Amenity and design) as notified. [Inferred decision requested]

# Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-05	Kāinga Ora Homes and Communities	391.697	Support in part	Supports CCZ-05, but considers that an amendment is required to balances the need to contribute to the amenity of neighbouring residential areas while achieving anticipated built form in accordance with the NPS-UD.	Retain CCZ-05 (Amenity and design) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-05	Kāinga Ora Homes and Communities	391.698	Amend	Supports CCZ-05, but considers that an amendment is required to balances the need to contribute to the amenity of neighbouring residential areas while achieving anticipated built form in accordance with the NPS-UD.	Amend CCZ-05 (Amenity and design) as follows: Development in the City Centre Zone positively contributes to creating a high quality, well-functioning urban environment, including: ... 4. Contributing to the general amenity of neighbouring residential areas <u>while achieving the anticipated urban form of each zone</u> ; ...
Commercial and mixed use Zones / City Centre Zone / CCZ-05	Oyster Management Limited	404.50	Support	Supports the City Centre Zone objectives to the extent that they give effect to the NPS-UD and reflect the importance of the city centre. In particular, supports CCZ-05's direction regarding producing a resilient urban environment that effectively adapts and responds to natural hazard risks and the effects of climate change.	Retain CCZ-05 (Amenity and design) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-05	Wellington Heritage Professionals	412.80	Support	Supports this objective including 'Acknowledging and sensitively responding to adjoining heritage buildings, heritage areas and areas and sites of significance to Māori.'	Retain CCZ-05 (Amenity and Design) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-05	Willis Bond and Company Limited	416.144	Amend	Submitter considers that the requirement to acknowledge and respond to heritage buildings and areas should only apply where those heritage areas immediately adjoin the relevant development.	Amend CCZ-05 (Amenity and design) as follows: Development in the City Centre Zone positively contributes to creating a high quality, well-functioning urban environment, including: ... 7. Acknowledging and sensitively responding to <u>immediately</u> adjoining heritage buildings, heritage areas and areas and sites of significance to Māori.
Commercial and mixed use Zones / City Centre Zone / CCZ-06	Paul Burnaby	44.8	Support	With the confirmation of the provisions supports and the requested changes, the District Plan provisions will more closely align with and implement the directive policies under the NNPS-UD, in particular Policy 3(a) which requires that district plans enable "in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification"	Retain CCZ-06 (Development near rapid transit) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-06	Restaurant Brands Limited	349.178	Support	Support	Retain CCZ-06 (Development near rapid transit) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-06	Z Energy Limited	361.101	Support	CCZ-06 is supported as it recognises that the City Centre (CC) is the primary commercial and employment centre serving Wellington and the wider region and seeks to provide a well-functioning urban environment through the provision of range and access to,	Retain Objective CCZ-06 (Development near rapid transit) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-06	Argosy Property No. 1 Limited	383.97	Support	Supports the objectives of the City Centre zone to the extent that they give effect to the NPS-UD and reflect the importance of the city centre	Retain CCZ-06 (Development near rapid transit) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-06	Kāinga Ora Homes and Communities	391.699	Support	Supports CCZ-06	Retain CCZ-06 (Development near rapid transit) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-06	Oyster Management Limited	404.51	Support	Supports the City Centre Zone objectives to the extent that they give effect to the NPS-UD and reflect the importance of the city centre.	Retain CCZ-06 (Development near rapid transit) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-07	Restaurant Brands Limited	349.179	Support	Support	Retain CCZ-07 (Managing adverse effects) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-07	Z Energy Limited	361.102	Support	CCZ-07 is supported as it recognises that the City Centre (CC) is the primary commercial and employment centre serving Wellington and the wider region and seeks to provide a well-functioning urban environment through the provision of range and access to,	Retain Objective CCZ-07 (Managing adverse effects) as notified.

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-07	Argosy Property No. 1 Limited	383.98	Support	Supports the objectives of the City Centre zone to the extent that they give effect to the NPS-UD and reflect the importance of the city centre	Retain CCZ-07 (Managing adverse effects) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-07	Taranaki Whānui ki te Upoko o te Ika	389.100	Support in part	Supports CCZ-07 (Managing adverse effects) in principle.	Retain CCZ-07 (Managing adverse effects) as notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-07	Kāinga Ora Homes and Communities	391.700	Support in part	Supports CCZ-07, but considers that an amendment is required to recognise that adverse effects do not include significant changes to an area anticipated by the planned urban built form in accordance with the NPS-UD.	Retain CCZ-07 (Managing adverse effects) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-07	Kāinga Ora Homes and Communities	391.701	Amend	Supports CCZ-07, but considers that an amendment is required to recognise that adverse effects do not include significant changes to an area anticipated by the planned urban built form in accordance with the NPS-UD.	Amend CCZ-07 (Managing adverse effects) as follows: Adverse effects of activities and development <u>beyond the planned urban built form anticipated in the City Centre Zone</u> are managed effectively both: ... ...
Commercial and mixed use Zones / City Centre Zone / CCZ-07	Oyster Management Limited	404.52	Support	Supports the City Centre Zone objectives to the extent that they give effect to the NPS-UD and reflect the importance of the city centre.	Retain CCZ-07 (Managing adverse effects) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-07	Willis Bond and Company Limited	416.145	Amend	Submitter considers that the reference to “interfaces” is too broad and could refer to an indeterminate area. Interface areas need to be properly identifiable.	Amend CCZ-07 (Managing adverse effects) as follows: Adverse effects of activities and development in the City Centre Zone are managed effectively both: 1. Within the City Centre Zone; and 2. <u>At interfaces with</u> Where such activities or development immediately adjoin: ... ...
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-01	Wellington Civic Trust	388.25	Support	CCZ-PREC01-01 is generally supported.	Retain CCZ-PREC01-01 (Purpose) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-01	Willis Bond and Company Limited	416.146	Amend	Submitter considers that reference to Te Ngākau Civic Square Precinct as being supported by a range of activities that “complement its primary civic function” may unintentionally and unnecessarily narrow the scope of activities in Te Ngākau.  CCZ-PREC01 refers to the long-term vision for Te Ngākau as the “beating heart” of Wellington. The submitter considers that appropriate activities should be those that support this aspiration.	Amend CCZ-PREC01-01 (Purpose) as follows:  Te Ngākau Civic Square Precinct is a vibrant, safe, resilient, connected and inclusive environment supported by a range of activities that <del>complement its primary</del> <u>do not detract from its</u> civic function.  Or as follows:  Te Ngākau Civic Square Precinct is a vibrant, safe, resilient, connected and inclusive environment supported by a range of activities that <del>complement its primary civic function</del> <u>help to create a vibrant and welcoming space.</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-02	WCC Environmental Reference Group	377.477	Amend	The submitter generally supports the built form Objective for Te Ngākau Civic Square Precinct. However, considers that the objective does not provide for a ‘green environment’ as described in the preamble introduction to the City Centre Zone chapter. The submitter suggests an additional requirement is added to provide for green space and encourage indigenous biodiversity where possible.  The submitter believes Civic square could set the standard for how built form can be designed and managed to encourage and increase indigenous biodiversity for the rest of the city.	Amend CCZ-PREC01-02 (Built form) to add an additional Point 7, as follows:  The scale, form and positioning of development within the Te Ngākau Civic Square Precinct: .... <u>7. Provides for green spaces and encourages indigenous biodiversity where possible.</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-02	Wellington Civic Trust	388.26	Support	CCZ-PREC01-02 is generally supported.	Retain CCZ-PREC01-02 (Built form) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-O2	Willis Bond and Company Limited	416.147	Amend	Submitter considers that item 3 of CCZ-PREC-O2: "Frames the square" implies that all development in the precinct is adjacent to the square.	Amend CCZ-PREC-O2 (Use and development of the Te Ngākau Civic Square Precinct) as follows:  Built form  The scale, form and positioning of development within the Te Ngākau Civic Square Precinct: ... 3. Frames the square <u>where situated adjacent to the square</u> ;
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-O2	Willis Bond and Company Limited	416.148	Amend	Submitter considers that item 4 of CCZ-PREC-O2: "sunlight access within the precinct" should be focused on public spaces, rather than buildings.	Amend CCZ-PREC-O2 (Use and development of the Te Ngākau Civic Square Precinct) as follows:  Built form  The scale, form and positioning of development within the Te Ngākau Civic Square Precinct: ... 4. Ensures a high degree of sunlight access is achieved within the precinct Ensures a high degree of sunlight access is achieved within public spaces in the precinct; ...
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-O3	WCC Environmental Reference Group	377.478	Support	Considers that Wellington has long prided itself on its walkability, however as of current much of casual navigation around the city centre relies on a harmful culture of jaywalking. It is important that the council is recognising the importance of maintaining current pedestrian linkages whilst acknowledging the need for enhancement.	Retain CCZ-PREC01-O3 (Integration with the City Centre, Waterfront and wider transport network) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-O3	Wellington Civic Trust	388.27	Support	CCZ-PREC01-O3 is generally supported.	Retain CCZ-PREC01-O3 (Integration with the City Centre, Waterfront and wider transport network) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-O3	Willis Bond and Company Limited	416.149	Support	Agrees that Te Ngakau Civic Square Precinct is an important pedestrian thoroughfare and pedestrian linkages from surrounding streets and spaces should be retained and improved if possible.	Retain CCZ-PREC-O3 (Integration with the City Centre, Waterfront and wider transport network) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Precinct Properties New Zealand Limited	139.29	Support	Supports the wide range of activities provided for under this policy.	Retain CCZ-P1 (Enabled activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.57	Support	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Retain CCZ-P1.8 (Enabled activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.58	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 CCZ-P1.2 (Enabled activities) as notified.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.59	Amend	<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 CCZ-P1 (Enabled activities) as follows, if the definition of “supported residential care activity” is retained:</p> <p>CCZ-P1 Enabled Activities</p> <p>Enable a range and diversity of activities that support the purpose and ongoing viability of the City Centre Zone and enhances its vibrancy and amenity, including:</p> <ol style="list-style-type: none"> <li>1. Commercial activities;</li> <li>2. Residential activities <u>and supported residential care activities</u>, except;                             <ol style="list-style-type: none"> <li>a. Along any street subject to active frontage and/or veranda coverage requirements;</li> <li>b. On any site subject to an identified natural hazard risk; ...</li> </ol> </li> </ol>
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Stratum Management Limited	249.22	Amend	<p>Considers that this policy should include residential at ground level to match subsequent provisions, including for example CCZ-P6 (Adaptive use) and CCZ-R12 (Residential activities).</p>	<p>Amend CCZ-P1 (Enabled activities) as follows:</p> <ol style="list-style-type: none"> <li>2. Residential activities, except:                             <ol style="list-style-type: none"> <li>a. <u>At ground level</u> along any street...</li> <li>b. <u>At ground level</u> on any site...</li> </ol> </li> </ol>
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Fire and Emergency New Zealand	273.310	Support	<p>Supports the policy as it promotes the provision of emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate stations anywhere within the urban and rural environment.</p>	<p>Retain CCZ-P1 (Enabled activities) as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	McDonald’s	274.56	Support in part	<p>Generally supports the objectives and policies of the City Centre Zone and the enablement of commercial activities</p>	<p>Retain CCZ-P1 (Enabled activities), subject to amendments, as outlined other submission points.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Restaurant Brands Limited	349.180	Support	<p>Support</p>	<p>Retain CCZ-P1 (Enabled activities) as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Z Energy Limited	361.103	Support	<p>CCZ-P1 is supported as it enables a wide-range of activities including commercial activities (as defined).</p>	<p>Retain CCZ-P1 (Enabled activities) as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Parliamentary Service	375.15	Support in part	<p>[No specific reason given beyond decision requested - refer to original submission]</p>	<p>Retain CCZ-P1 (Enabled activities) with amendment</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Parliamentary Service	375.16	Amend	<p>Considers that CCZ-P1 does not provide for the use of the Parliamentary Precinct for parliamentary purpose, as it is not clear which (if any) of the listed activities “parliamentary activities” would fall within. It is therefore submitted that this policy needs to specifically provide for parliamentary activities to occur within the City Centre Zone.</p> <p>It is submitted that a corresponding permitted activity land use rule will also be required, otherwise such activities will be considered Discretionary under CCZ-R16, which is unlikely to have been the intention.</p>	<p>Amend CCZ-P1 (Enabled activities) as follows:</p> <p>Enable a range and diversity of activities that support the purpose and ongoing viability of the City Centre Zone and enhances its vibrancy and amenity, including:</p> <ol style="list-style-type: none"> <li>1. Commercial activities;</li> <li>...</li> <li>11. Repair and maintenance service activities;<del>and</del></li> <li>12. Recreation activities;<u>and</u></li> <li>13. <u>Parliamentary activities.</u></li> </ol>

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Argosy Property No. 1 Limited	383.99	Support	Generally supports the policies of the CCZ.	Retain CCZ-P1 (Enabled activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Taranaki Whānui ki te Upoko o te Ika	389.101	Support in part	Supports CCZ-P1 (Enabled activities) in principle.	Retain CCZ-P1 (Enabled activities) as notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Kāinga Ora Homes and Communities	391.702	Support in part	Supports CCZ-P1 but considers an amendment is required to recognise that residential activities are generally enabled. Considers that Policy CCZ-P2 provides the specifics about activities that should be restricted, noting that this is residential activities at ground floor in areas of identified natural hazard risk. Furthermore, Natural Hazard Area provisions control the location of hazard sensitive activities, such as residential units, within these areas (e.g. NH-R11).	Retain CCZ-P1 (Enabled activities) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Kāinga Ora Homes and Communities	391.703	Amend	Supports CCZ-P1 but considers an amendment is required to recognise that residential activities are generally enabled. Considers that Policy CCZ-P2 provides the specifics about activities that should be restricted, noting that this is residential activities at ground floor in areas of identified natural hazard risk. Furthermore, Natural Hazard Area provisions control the location of hazard sensitive activities, such as residential units, within these areas (e.g. NH-R11).	Amend CCZ-P1 (Enabled activities) as follows: Enable a range and diversity of activities that support the purpose and ongoing viability of the City Centre Zone and enhances its vibrancy and amenity, including: 1. Commercial activities; 2. Residential activities, <del>except;</del> <del>a. Along any street subject to active frontage and/or verandah coverage requirements;</del> <del>b. On any site subject to an identified natural hazard risk; ...</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-P1	Oyster Management Limited	404.53	Support	Supports the City Centre Zone policies.	Retain CCZ-P1 (Enabled activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Victoria University of Wellington Students' Association	123.58	Support	Supports the discouragement of ground-level car parks in the city centre.	Retain CCZ-P2 (Potentially incompatible activities) as notified.  [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	McDonald's	274.57	Amend	Opposed to all ground level car parking being considered as a potentially incompatible activity in the City Centre zone. The policy seeks to protect adverse effects on amenity therefore if the car parking is not visible then this policy should not apply. This would be consistent with the other centre zones which do provide such an exclusion.	Seeks that CCZ-P2.3 (Potentially incompatible activities) is amended as follows:  ...  3. Carparking <del>at ground level</del> <u>visible at the street edge or public space</u> ;
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Restaurant Brands Limited	349.181	Support	Support	Retain CCZ-P2 (Potentially incompatible activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Retirement Villages Association of New Zealand Incorporated	350.288	Oppose in part	Opposes restrictions on retirement villages being established at ground floor level.	Opposes CCZ-P2 (Potentially incompatible activities) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Retirement Villages Association of New Zealand Incorporated	350.289	Amend	Opposes restrictions on retirement villages being established at ground floor level.	Seeks to delete clause (5) of CCZ-P2 (Potentially incompatible activities) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Woolworths New Zealand	359.84	Amend	Considers that CCZ-P2 should be amended. The provision as drafted differs to Policy P4 of the LCZ and NCZ and provides some clarity as to why matters 1-5 have been included within the policy (being that they are considered 'potentially incompatible activities'). It is considered unnecessary to incorporate these clauses into Policy CCZ-2. Potentially incompatible activities (being activities not contemplated by the zone, or ones that infringe the zone standards) should be able to be accommodated in the zone if there is a functional and operational need and effects on the Centre are managed.	Amend CCZ-P2 (Potentially incompatible activities) as follows:  Only <del>a</del> Allow activities that are potentially incompatible with the role and function of the City Centre Zone, where they demonstrate an operational or functional need to locate within the zone; or will not have an unacceptable adverse effect on its vitality, vibrancy and amenity. <del>Potentially incompatible activities include:</del>  <del>1. Industrial activities;</del> <del>2. Yard-based retail activities;</del> <del>3. Carparking visible at street edge along an active frontage or non-residential activity frontage;</del> <del>4. Demolition of buildings that results in the creation of vacant land;</del> <del>5. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and</del> <del>6. Yard-based retail activities.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Z Energy Limited	361.104	Support in part	Supports CCZ-P1 for its intent in relation to new activities but considers it is too specific and it will impact on the continued operation, maintenance and upgrade of a range of existing activities. Some yard-based activities, like service stations, play a key role in providing essential services to enable a well-functioning urban environment.	Retain CZ-P2 (Potentially incompatible activities) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Z Energy Limited	361.105	Amend	Considers that CCZ-P2 is too specific and should be amended. CCZ-P2 will impact on the continued operation, maintenance and upgrade of a range of existing activities. Some yard-based activities, like service stations, play a key role in providing essential services to enable a well-functioning urban environment.	Amend CCZ-P2 (Potentially incompatible activities) as follows:  Only allow <u>new</u> activities that are potentially incompatible with the purpose of the City Centre Zone, where they will not have an adverse effect on its vitality, vibrancy and amenity. Potentially incompatible activities include:  1. Industrial activities; 2. <u>Some</u> yard-based retail activities; 3. Carparking at ground level; 4. Demolition of buildings that result in the creation of vacant land; and 5. Ground floor residential activities on streets identified as having either an active frontage or verandah coverage and in any identified hazard risk areas.
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	WCC Environmental Reference Group	377.479	Amend	The submitter considers that the policy as it currently stands seeks to ensure that abnormal activities performed within the City Centre Zone would not have adverse effect on " Vitality, Vibrancy and amenity". However, the submitter considers that this does not place emphasis on the need to consistently maintain the Wellington City Centres walkability and sustainability in accordance with objectives 3 and 5. The submitter also considers that the policy leaves itself open for activities that could hinder the City Centres public transport network or climate change and Earthquake resilience	Amend CCZ-P2 (Potentially incompatible activities) as follows:  Only allow activities that are potentially incompatible with the purpose of the City Centre Zone, where they will not have an adverse effect on its vitality, vibrancy, <del>and</del> amenity, <u>walkability, climate change and earthquake resilience or ease of public transport access and use</u> . Potentially incompatible activities include: 1. Industrial activities; 2. Yard-based retail activities; 3. Carparking at ground level; 4. Demolition of buildings that result in the creation of vacant land; and 5. Ground floor residential activities on streets identified as requiring either an active frontage or verandah coverage and sites subject to an identified hazard risk.
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Argosy Property No. 1 Limited	383.100	Support	Generally supports the policies of the CCZ.	Retain CCZ-P2 (Potentially incompatible activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Kāinga Ora Homes and Communities	391.704	Support in part	Supports this policy but considers that amendments are required to provide for ground floor residential activities that are not visible from streets and notes that identified hazard risk is addressed in the natural hazards chapter so does not need to be referenced here.	Retain CCZ-P2 (Potentially incompatible activities) and seeks amendment.

# Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Kāinga Ora Homes and Communities	391.705	Amend	Supports this policy but considers that amendments are required to provide for ground floor residential activities that are not visible from streets and notes that identified hazard risk is addressed in the natural hazards chapter so does not need to be referenced here.	Amend CCZ-P2 (Potentially incompatible activities) as follows: Only allow activities that are potentially incompatible with the purpose of the City Centre Zone, where they will not have an adverse effect on its vitality, vibrancy and amenity. Potentially incompatible activities include: ... 5. Ground floor residential activities <del>that are visible on streets identified as requiring either an active frontage or verandah coverage and sites subject to an identified hazard risk.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Ministry of Education	400.144	Support	Supports CCZ-P2 as it is important to recognise and provide for educational facilities which will service the surrounding residential catchments and other community/commercial activities.	Retain CCZ-P2 (Potentially incompatible activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Oyster Management Limited	404.54	Support	Supports the City Centre Zone policies.	Retain CCZ-P2 (Potentially incompatible activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Willis Bond and Company Limited	416.150	Amend	Submitter considers that carparking at ground level should only be a "potentially incompatible activity" where it occurs along building frontages.	Amend CCZ-P2 (Potentially incompatible activities) as follows:  Only allow activities that are potentially incompatible with the purpose of the City Centre Zone, where they will not have an adverse effect on its vitality, vibrancy and amenity. Potentially incompatible activities include: 1. Industrial activities; 2. Yard-based retail activities; 3. Carparking at ground level <u>where it occurs along building frontages</u> ; ... 3. Carparking <del>at ground level</del> <u>visible at the street edge or public space</u> ;
Commercial and mixed use Zones / City Centre Zone / CCZ-P2	Foodstuffs North Island	476.49	Oppose in part	Opposes all ground level car parking being considered as a potentially incompatible activity in the City Centre zone. The policy seeks to protect adverse effects on amenity therefore if the car parking is not visible then this policy should not apply. This would be consistent with the other centre zones which do provide such an exclusion. Retail activities such as supermarkets generally seek to provide on-site customer car parking. This policy, together with the public notification requirement under CCZ-R14.2.a, will act as a significant deterrent to development in City Centre zone.	Amend CCZ-P2.3 (Potentially incompatible activities) as follows: 3. Carparking <del>at ground level</del> <u>visible at the street edge or public space</u> ;
Commercial and mixed use Zones / City Centre Zone / CCZ-P3	Restaurant Brands Limited	349.182	Support	Support	Retain CCZ-P3 (Heavy industrial activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P3	Z Energy Limited	361.106	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CCZ-P3 (Heavy industrial activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P3	Argosy Property No. 1 Limited	383.101	Support	Generally supports the policies of the CCZ.	Retain CCZ-P3 (Heavy industrial activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P3	Kāinga Ora Homes and Communities	391.706	Support	Supports CCZ-P3.	Retain CCZ-P3 (Heavy industrial activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P3	Oyster Management Limited	404.55	Support	Supports the City Centre Zone policies.	Retain CCZ-P3 (Heavy industrial activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Paul Burnaby	44.9	Support	With the confirmation of the provisions supports and the requested changes, the District Plan provisions will more closely align with and implement the directive policies under the NNPS-UD, in particular Policy 3(a) which requires that district plans enable "in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification"	Retain CCZ-P4 (Housing choice) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Stratum Management Limited	249.23	Support	Considers that the policy appropriately seeks to enable high density residential development in the zone.	Retain CCZ-P4 (Housing choice) as notified.

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Disabled Persons Assembly New Zealand Incorporated	343.11	Amend	Considers that replacing the term 'abilities' with 'impairments' in CCZ-P4 is more appropriate. Notes that using the term 'abilities' to refer to disabled people is regarded as euphemistic by many within the disabled community.	Amend CCZ-P4 (Housing choice) as follows:  Enable high density, good quality residential development that: 1. Contributes towards accommodating anticipated growth in the city; and 2. Offers a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures and <del>abilities</del> <u>impairments</u> . [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Restaurant Brands Limited	349.183	Support	Support	Retain CCZ-P4 (Housing choice) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Retirement Villages Association of New Zealand Incorporated	350.290	Support	Generally supports CCZ-P4 and its enabling of high density, good quality residential development. However, it is necessary to acknowledge that each individual development will not offer a range in those matters listed in (2).	Retain CCZ-P4 (Housing choice) with amendment to read "Offers Contributes to a range of housing price, type, size and tenure..."
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Retirement Villages Association of New Zealand Incorporated	350.291	Amend	Generally supports CCZ-P4 and its enabling of high density, good quality residential development. However, it is necessary to acknowledge that each individual development will not offer a range in those matters listed in (2).	Retain CCZ-P4 (Housing choice) with amendment to read "Offers Contributes to a range of housing price, type, size and tenure..."
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Z Energy Limited	361.107	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CCZ-P4 (Housing choice) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Argosy Property No. 1 Limited	383.102	Support	Generally supports the policies of the CCZ.	Retain CCZ-P4 (Housing choice) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Kāinga Ora Homes and Communities	391.707	Support in part	Support this policy but seeks amendment to recognise that tenures should not be managed through the District Plan. Considers the focus should be on providing for the level of the activity and building form that is appropriate for a City Centre.	Retain CCZ-P4 (Housing Choice) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Kāinga Ora Homes and Communities	391.708	Amend	Support this policy but seeks amendment to recognise that tenures should not be managed through the District Plan. Considers the focus should be on providing for the level of the activity and building form that is appropriate for a City Centre.	Amend CCZ-P4 (Housing Choice) as follows:  Housing choice Enable high density, good quality residential development that: 1. Contributes towards accommodating anticipated growth in the city; and 2. Offers a range of housing price, type, <u>and</u> size <del>and</del> <u>tenure</u> that is accessible to people of all ages, lifestyles, cultures and abilities
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Oyster Management Limited	404.56	Support	Supports the City Centre Zone policies.	Retain CCZ-P4 (Housing choice) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P4	Willis Bond and Company Limited	416.151	Support	Supports offering a range of housing price, type, size and tenure.	Retain CCZ-P4 (Housing choice) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P5	Paul Burnaby	44.10	Support	With the confirmation of the provisions supports and the requested changes, the District Plan provisions will more closely align with and implement the directive policies under the NNPS-UD, in particular Policy 3(a) which requires that district plans enable "in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification"	Retain CCZ-P5 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P5	Precinct Properties New Zealand Limited	139.30	Support	Supports CCZ-P5 as it recognises the benefits of intensification, enables greater heights, and recognises the need for land to be efficiently optimised.	Retain CCZ-P5 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P5	Stratum Management Limited	249.24	Support	Considers that the policy appropriately recognises the benefits of intensification in the City Centre zone.	Retain CCZ-P5 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P5	Restaurant Brands Limited	349.184	Support	Support	Retain CCZ-P5 (Urban form and scale) as notified.

# Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P5	Retirement Villages Association of New Zealand Incorporated	350.292	Support	Supports CCZ-P5 and its recognition of the benefits of intensification by enabling greater height and scale of development, and the efficient optimisation of the development capacity of land.	Retain CCZ-P5 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P5	Z Energy Limited	361.108	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CCZ-P5 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P5	Argosy Property No. 1 Limited	383.103	Support	Generally supports the policies of the CCZ.	Retain CCZ-P5 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P5	Kāinga Ora Homes and Communities	391.709	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain CCZ-P5 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P5	Oyster Management Limited	404.57	Support	Supports the City Centre Zone policies.	Retain CCZ-P5 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P5	Willis Bond and Company Limited	416.152	Support	Support allowing greater overall height and scale within the city centre.	Retain CCZ-P5 (Urban form and scale) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P6	Restaurant Brands Limited	349.185	Support	Support	Retain CCZ-P6 (Adaptive use) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P6	Z Energy Limited	361.109	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CCZ-P6 (Adaptive use) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P6	Argosy Property No. 1 Limited	383.104	Support	Generally supports the policies of the CCZ.	Retain CCZ-P6 (Adaptive use) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P6	Kāinga Ora Homes and Communities	391.710	Support in part	Supports adaptive use within the CCZ but seeks amendments that recognise that ground floor residential activities may be appropriate where they are located at ground floor level but not fronting active streets. Considers not all hazards would restrict residential activities from locating at ground floor. For example - earthquake risk is likely to be just as high at ground floor as it is on other floors. In addition, considers the Natural Hazards chapter manages this issue.	Retain CCZ-P6 (Adaptive use) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-P6	Kāinga Ora Homes and Communities	391.711	Amend	Supports adaptive use within the CCZ but seeks amendments that recognise that ground floor residential activities may be appropriate where they are located at ground floor level but not fronting active streets. Considers not all hazards would restrict residential activities from locating at ground floor. For example - earthquake risk is likely to be just as high at ground floor as it is on other floors. In addition, considers the Natural Hazards chapter manages this issue.	Amend CCZ-P6 (Adaptive use) as follows:  Adaptive use  Encourage new development and redevelopment in the City Centre Zone that is sustainable, resilient and adaptable to change in use over time, including enabling: 1. Sufficient flexibility for ground floor space to be used and converted for a range of activities; and 2. Residential activities at ground floor level along fronting streets that are not subject to active frontage and/or verandah coverage requirements and sites free of any identified natural hazard risk.
Commercial and mixed use Zones / City Centre Zone / CCZ-P6	Oyster Management Limited	404.58	Support	Supports the City Centre Zone policies.	Retain CCZ-P6 (Adaptive use) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P6	Willis Bond and Company Limited	416.153	Oppose	Submitter considers that while adaptive reuse is generally encouraged, it is already effectively controlled through: - market mechanisms (developers and property owners naturally wish to increase flexibility of their buildings); and - sustainability requirements and rating tools, which reward reuse.	Delete CCZ-P6 (Adaptive use) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-P7	Restaurant Brands Limited	349.186	Support	Support	Retain CCZ-P7 (Ahi Kā) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P7	Z Energy Limited	361.110	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CCZ-P7 (Ahi Kā) as notified.

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P7	Argosy Property No. 1 Limited	383.105	Support	Generally supports the policies of the CCZ.	Retain CCZ-P7 (Ahi Ka) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P7	Taranaki Whānui ki te Upoko o te Ika	389.102	Support in part	Supports CCZ-P7 (Ahi Kā) in principle.	Retain CCZ-P7 (Ahi Kā) as notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-P7	Kāinga Ora Homes and Communities	391.712	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain CCZ-P7 (Ahi Kā) as notified
Commercial and mixed use Zones / City Centre Zone / CCZ-P7	Oyster Management Limited	404.59	Support	Supports the City Centre Zone policies.	Retain CCZ-P7 (Ahi Ka) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P7	VicLabour	414.43	Support	Supportive of ahi ka provisions, particularly papakainga housing and consider that mana whenua should lead this.	Retain CCZ-P7 (Ahi kā) as notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-P7	Te Rūnanga o Toa Rangatira	488.82	Support in part	Supports reference to papakainga.	Retain CCZ-P7 (Ahi Kā) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P8	Paul Burnaby	44.11	Support	With the confirmation of the provisions supports and the requested changes, the District Plan provisions will more closely align with and implement the directive policies under the NNPS-UD, in particular Policy 3(a) which requires that district plans enable "in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification"	Retain CCZ-P8 (Sense of place) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P8	Disabled Persons Assembly New Zealand Incorporated	343.12	Support	Supports policy CCZ-P8, particularly requirement to encourage diversity of accessible, well designed civic and public space as this will enable greater accessibility and mobilisation by everyone, including disabled people.	Retain CCZ-P8 (Sense of place) as notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-P8	Restaurant Brands Limited	349.187	Support	Support	Retain CCZ-P8 (Sense of place) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P8	Z Energy Limited	361.111	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CCZ-P8 (Sense of place) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P8	Argosy Property No. 1 Limited	383.106	Support	Generally supports the policies of the CCZ.	Retain CCZ-P8 (Sense of place) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P8	Taranaki Whānui ki te Upoko o te Ika	389.103	Support in part	Supports CCZ-P8 (Sense of place) in principle.	Retain CCZ-P8 (Sense of place) as notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-P8	Kāinga Ora Homes and Communities	391.713	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain CCZ-P8 (Sense of place) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P8	Oyster Management Limited	404.60	Support	Supports the City Centre Zone policies.	Retain CCZ-P8 (Sense of place) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P8	Willis Bond and Company Limited	416.154	Support	Support reinforcing the city centre's diversified and vibrant mix of activities and visually prominent buildings and variety of architectural styles. The District Plan should not shy away from permitting quality development at scale.	Retain CCZ-P8 (Sense of place) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Paul Burnaby	44.12	Support	Supports the recognition of the benefits of well-designed, comprehensive development, as well as the providing for increased levels of residential accommodation anticipated.	Retain CCZ-P9 (Quality design outcomes) as notified.

# Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Fire and Emergency New Zealand	273.311	Support in part	Supports the policy as it seeks to achieve quality design outcomes for new development in the zone. In order to achieve good quality design outcomes, which includes the provision of a safe environment and resilient urban environment, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new developments. FENZ therefore seeks the inclusion of a further matter under this policy.	Supports CCZ-P9 (Quality design outcomes) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Fire and Emergency New Zealand	273.312	Amend	Supports the policy as it seeks to achieve quality design outcomes for new development in the zone. In order to achieve good quality design outcomes, which includes the provision of a safe environment and resilient urban environment, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new developments. FENZ therefore seeks the inclusion of a further matter under this policy.	Amend CCZ-P9 (Quality design outcomes) as follows:  Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of City Centre Zone by:  1. Recognising the benefits of well-designed, comprehensive, development, including the extent to which the development:  ...  c. Provides for the increased levels of residential accommodation anticipated; <del>and</del> d. Provides for a range of supporting business, open space and community facilities; and <u>e. Is accessible for emergency service vehicles; and</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	McDonald's	274.58	Support in part	Whilst functional and operational needs are referred to within some assessment criteria, <u>there is no correlation to any policies.</u>	Retain CCZ-P9 (Quality design outcomes), subject to amendments as outlined other submission points.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	McDonald's	274.59	Amend	Whilst functional and operational needs are referred to within some assessment criteria, <u>there is no correlation to any policies.</u>	Seeks addition of the following to CCZ-P9 (Quality design outcomes) as follows:  <u>Recognise the functional and operational requirements of activities and development.</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Restaurant Brands Limited	349.188	Support	Support	Retain CCZ-P9 (Quality design outcomes) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Retirement Villages Association of New Zealand Incorporated	350.293	Support in part	Supports the recognition in (1)(b) of optimising the development capacity of land and in (2)(e) of flexibility for ground floor space to be used for residential purposes.	Retain CCZ-P9 (Quality design outcomes) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Z Energy Limited	361.112	Support in part	CCZ-P9 (Quality design outcomes) is supported as it seeks that development, and additions and alterations to existing development, positively contributes to the sense of place and distinctive form, quality and amenity through a range of intended design outcomes.	Retain CCZ-P9 (Quality design outcome) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Z Energy Limited	361.113	Amend	Considers that CCZ-P9 should also recognise that alternative design responses are necessary for functional requirements of a range of activities, including existing service stations.	Amend CCZ-P9 (Quality design outcome) as follows: ... 2. Ensuring that development, where relevant: ... f. Integrates with existing and planned active and public transport activity movement networks, including planned rapid transit stops; and g. Allows sufficient flexibility for ground floor space to be converted to a range of activities, including residential along streets that are not subject to active frontage and/or verandah coverage requirements and sites free of any identified natural hazard risk. <u>h. Recognises that alternative design responses are necessary for functional requirements of a range of activities, including existing service stations.</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Argosy Property No. 1 Limited	383.107	Support	Generally supports the policies of the CCZ.	Retain CCZ-P9 (Quality design outcomes) as notified.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Taranaki Whānui ki te Upoko o te Ika	389.104	Support in part	Supports CCZ-P9 (Quality design outcomes) in principle.	Retain CCZ-P9 (Quality design outcomes) as notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Kāinga Ora Homes and Communities	391.714	Support in part	Generally supports this policy, but seeks amendment to:  (a) The policy name to better reflect the intent of the policy and the subsequent wording, which seeks to manage new developments contribution to the city centre and streetscape; and (b) The policy wording to better recognise the CCZ rule setting and the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect; and to simplify and clarify the neighbourhood and townscape outcomes that plan is seeking to manage.	Retain CCZ-P9 (Quality design outcomes) and seeks amendments.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Kāinga Ora Homes and Communities	391.715	Amend	Generally supports this policy, but seeks amendment to:  (a) The policy name to better reflect the intent of the policy and the subsequent wording, which seeks to manage new developments contribution to the city centre and streetscape; and (b) The policy wording to better recognise the CCZ rule setting and the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect; and to simplify and clarify the neighbourhood and townscape outcomes that plan is seeking to manage.	Amend CCZ-P9 (Quality design outcomes) as follows: <del>Quality design City Centre</del> outcomes Require significant new development, and alterations and additions to existing development, at a site scale to positively contribute to the sense of place and distinctive form, quality and <del>amenity-planned urban built form and function</del> of the City Centre Zone by: 1. Recognising the benefits of well-designed, comprehensive intensive development, including the extent to which the development: <del>a. Acts as a catalyst for future change by reflecting</del> <u>Reflects</u> the nature and scale of the development <del>proposed enabled</del> within the zone and in the vicinity and responds to the evolving, more intensive identity of the <del>neighbourhood</del> <u>City Centre</u> ; <del>b. Optimises the development capacity of the land, particularly sites that are:</del> <del>i. Large; or</del> <del>ii. Narrow; or</del> <del>iii. Vacant; or</del> <del>iv. Ground level parking areas;</del> ... 2. Ensuring that development, <del>where relevant</del> : a. Responds to the site context, particularly where it is located adjacent to: i. A scheduled site of significance to Māori; ii. A heritage building, heritage structure or heritage area; iii. An identified character <del>overlay precinct</del> ; ... g. Allows sufficient flexibility for ground floor space to be converted to a range of activities, <del>including residential along streets that are not subject to active frontage and/or verandah coverage requirements and sites free of any identified natural hazard risk.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Oyster Management Limited	404.61	Support	Supports the City Centre Zone policies.	Retain CCZ-P9 (Quality design outcomes) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Wellington Heritage Professionals	412.81	Support	Supports this policy to ensure that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.	Retain CCZ-P9 (Quality design outcomes) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Willis Bond and Company Limited	416.155	Support in part	Supports CCZ-P9 (Quality design outcomes) in part.	Not specified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Willis Bond and Company Limited	416.156	Amend	The submitter considers that this is a long (and confusing) provision and should be reviewed against the earlier policies to ensure it is succinct, focused and does not cover the same ground as other policies.  If the Design Guides are retained (which the submitter opposes), the submitter considers that this policy should be reviewed for overlap with the Design Guides.	Seeks that CCZ-P9 (Quality design outcomes) be amended to ensure it is succinct, focused and does not cover the same ground as other policies.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Willis Bond and Company Limited	416.157	Amend	The submitter considers that this is a long (and confusing) provision and should be reviewed against the earlier policies to ensure it is succinct, focused and does not cover the same ground as other policies.  If the Design Guides are retained (which the submitter opposes), the submitter considers that this policy should be reviewed for overlap with the Design Guides.	Seeks that if the Design Guides are retained that CCZ-P9 (Quality design outcomes) be reviewed for overlap with the Design Guides.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Foodstuffs North Island	476.50	Support in part	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain CCZ-P9 (Quality design outcomes) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-P9	Foodstuffs North Island	476.51	Amend	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Amend CCZ-P9 (Quality design outcomes) to include the following:  Recognise the functional and operational requirements of activities and development.
Commercial and mixed use Zones / City Centre Zone / CCZ-P10	Paul Burnaby	44.13	Support	With the confirmation of the provisions supports and the requested changes, the District Plan provisions will more closely align with and implement the directive policies under the NNPS-UD, in particular Policy 3(a) which requires that district plans enable "in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification"	Retain CCZ-P10 (On-site residential amenity) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P10	Stratum Management Limited	249.25	Amend	Opposes CCZ-S10 (Residential - outdoor living space) relating to outdoor living spaces. As a result, Stratum seeks an amendment to CCZ-P10 (On-site residential amenity) by deleting point (2) of CCZ-P10.	Amend CCZ-P10 (On-site residential amenity) as follows:  Achieve a high standard of amenity for residential activities that reflects and responds to the evolving, higher density scale of development anticipated in the City Centre Zone, including:  1. Providing residents with access to an adequate outlook, <del>and</del> 2. <del>Ensuring access to convenient outdoor space, including private or shared communal areas.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-P10	Restaurant Brands Limited	349.189	Support	Support	Retain CCZ-P10 (On-site residential amenity) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P10	Z Energy Limited	361.114	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CCZ-P10 (On-site residential amenity) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P10	Argosy Property No. 1 Limited	383.108	Support	Generally supports the policies of the CCZ.	Retain CCZ-P10 (On-site residential amenity) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P10	Kāinga Ora Homes and Communities	391.716	Support in part	Supports this policy in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Amendments to remove communal outdoor space requirements are also sought as it is considered this is already covered by reference to outdoor space generally and this could be private outdoor space.	Retain CCZ-P10 (On-site residential amenity) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-P10	Kāinga Ora Homes and Communities	391.717	Amend	Supports this policy in part subject to amendments to relevant rules being made to clarify the extent of on-site amenity requirements. Amendments to remove communal outdoor space requirements are also sought as it is considered this is already covered by reference to outdoor space generally and this could be private outdoor space.	Amend CCZ-P10 (On-site residential amenity) as follows:  Ensuring access to convenient outdoor space, <del>including private or shared communal areas.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-P10	Oyster Management Limited	404.62	Support	Supports the City Centre Zone policies.	Retain CCZ-P10 (On-site residential amenity) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P10	Willis Bond and Company Limited	416.158	Amend	<p>Submitter considers that on-site residential amenity can be provided in a number of ways and should not be prescriptive, acknowledging that mandated types of amenity (such as outdoor space) can increase housing cost and prevent lower income residents living within the city centre. Submitter considers that the policy should acknowledge affordability constraints.</p> <p>The National Policy Statement on Urban Development 2020 (NPS-UD) requires district plans to “enable, in city centre zones, building heights and density of urban form to realise as much development capacity as possible” (Policy 3). Submitter considers that this should not be restricted by prescriptive amenity requirements.</p>	<p>Amend CCZ-P10 (On-site residential amenity) as follows:</p> <p>Achieve a high standard of amenity for residential activities that reflects and responds to the evolving, higher density scale of development anticipated in the City Centre Zone <u>and the need to provide for a choice of building type, size, affordability and distribution, including:</u></p> <p><del>1. Providing residents with access to an adequate outlook; and</del>  <del>2. Ensuring access to convenient outdoor space, including private or shared communal areas.</del></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Paul Burnaby	44.14	Support	<p>With the confirmation of the provisions supports and the requested changes, the District Plan provisions will more closely align with and implement the directive policies under the NNPS-UD, in particular Policy 3(a) which requires that district plans enable "in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification"</p>	<p>Retain CCZ-P11 (City outcomes contribution) as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Precinct Properties New Zealand Limited	139.31	Oppose	<p>Opposes CCZ-P11 as this refers to the City Outcomes Contribution.</p>	<p>Delete CCZ-P11 (City outcomes contributions)</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Wellington City Youth Council	201.34	Support	<p>Supports the introduction of the ‘City Outcomes Contribution’ mechanism, ensuring larger commercial, residential and mixed use developments will become more publicly beneficial for everyone.</p>	<p>Retain CCZ-P11 (City outcomes contribution) as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Stratum Management Limited	249.26	Amend	<p>Considers that the introductory text to this policy requires clarification that it applies to over height and under height buildings and either comprises 50 or more residential units or is a non-residential building. As currently worded, the policy application is unclear. Equivalent changes may be required elsewhere within the chapter or in other chapters to ensure consistency of wording.</p>	<p>Seeks to amend CCZ-P11 (City Outcomes Contribution) to clarify its intent in accordance with the third matter of discretion under Rule CCZ-R20.2 (Construction of buildings and structures)</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	McDonald’s	274.60	Oppose	<p>McDonald’s is opposed to the ‘City Outcomes Contributions’ provisions and considers that developments that breach height standards should instead be considered on their merits and effects. The merits of a proposal should not be confined to a specified and required list.</p>	<p>Seeks that CCZ-P11 (City Outcomes Contributions) is deleted.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Property Council New Zealand	338.18	Amend	<p>Considers that incentives for large developments that can demonstrate a City Outcomes Contribution (such as priority consenting) would establish a quid pro quo system and enable growth rather than placing additional obstacles for large-scale development to occur.</p>	<p>Seeks that incentives be provided to encourage but not require large developments to deliver City Outcomes Contributions.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Disabled Persons Assembly New Zealand Incorporated	343.13	Amend	<p>Considers that CCZ-P11 should also make reference to disabled people by adding the term 'disability'.</p>	<p>Amend CCZ-P11(5) (City outcomes contribution) as follows:</p> <p>Require over and under height, large-scale residential, non-residential and comprehensive development in the City Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107, including through either:</p> <p>...</p> <p>5. Enabling ease of access for people of all ages and mobility/<u>disability</u>.</p> <p>[Inferred decision requested]</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Restaurant Brands Limited	349.190	Oppose	<p>Oppose</p> <p>The Centres and Mixed-Use Design Guide (and the associated policy and matters of discretion linkages), do not recognise or provide for the functional or operational requirements of activities.</p> <p>The Design Guide reads as a set of rules to be complied with, rather than guidelines to inform the assessment of applications for resource consent and will result in an unnecessarily onerous and unreasonable resource consent process.</p> <p>The Design Guide places unreasonable requirements on applicants on matters that are more appropriately dealt with at a national level (for example, reducing travel/shipping costs of materials to reduce carbon emissions, and installing insulation above minimum requirements). The imposition of “thresholds” for certain types of development result in a “pass/fail” assessment being applied and will result in an unnecessarily onerous and unreasonable resource consent process.</p>	<p>Amend CCZ-P11 (City outcomes contribution) as follows:</p> <p>Require over height, large-scale residential, non-residential and comprehensive development in the City Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107, including through either:</p> <ol style="list-style-type: none"> <li>1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or</li> <li>2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or</li> <li>3.2. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or</li> <li>4.3. Incorporating assisted housing into the development; where this is provided, legal instruments are required to ensure that it remains assisted housing for at least 25 years; and/or</li> <li>5.4. Enabling ease of access for people of all ages and mobility.</li> </ol>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Retirement Villages Association of New Zealand Incorporated	350.294	Oppose	<p>Opposes the inclusion of the City Outcomes Contribution requirements of CCZ-P11 and considers that any requirements associated with developments that are under or over height should directly relate to mitigation of potential or actual effects. The policy would create barriers that strongly conflict with the need to resolve the housing crisis and address the needs of the rapidly growing aging population.</p>	<p>Delete CCZ-P11 (City outcomes contribution) in its entirety as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Woolworths New Zealand	359.85	Amend	<p>Considers that CCZ-P11 is unclear and should be amended. The provision contains an incorrect reference to the Centres and Mixed Use Design Guide document (should be G97 as opposed to G107). A review of the guideline indicates that G97 City Outcomes Contribution is only triggered for City Centre zone developments where they are under or over height development comprising 50 or more units or any comprehensive development). As such, the Policy as currently drafted implies that any non-residential development in the CCZ is subject to this policy which is incorrect. The above amendment seeks to align this Policy with the Guide document.</p>	<p>Amend CCZ-P11 (City outcomes contribution) as follows:</p> <p>Require <del>over and under height, large-scale residential, non-residential and comprehensive development</del> <u>under or over height development comprising 50 or more units or any under or over height comprehensive development</u> in the City Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline <del>G97</del><u>G107</u>, including through either:</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Z Energy Limited	361.115	Support in part	<p>Supports CCZ-P11 (City Outcomes Contribution) which seeks to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107.</p>	<p>Retain CCZ-P11 (City outcomes contribution) with amendment.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Z Energy Limited	361.116	Amend	<p>Considers that CCZ-P11 should also recognise the existing environment and the functional requirements of a range of existing activities.</p>	<p>Amend CCZ-P11 (City outcomes contribution) as follows:</p> <p>Require over and under height, large-scale residential, non-residential and comprehensive development in the City Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107, <u>while recognising the existing environment</u>, including through either:</p> <p>...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Argosy Property No. 1 Limited	383.109	Oppose	<p>Opposes this policy which requires some developments to deliver City Outcomes Contributions in accordance with the Centres and Mixed Use Design Guide. This is because:</p> <ul style="list-style-type: none"> <li>- This provision elevates what is normally a design guide into a rule. A design guide should be separate to a plan. The Design Guide should be an external document to the District Plan and be referenced as a guide only.</li> <li>- Further, this provision, provides a mechanism for the Council to require these aspects as part of a development. This is inappropriate. A development should be assessed on its merits.</li> </ul>	<p>Delete Policy CCZ-P11 (City outcomes contribution).</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Kāinga Ora Homes and Communities	391.718	Oppose in part	<p>Opposes requiring 'City Outcomes Contribution' for development for the following reasons:</p> <p>a. Considers it is inconsistent with the current legislative framework;</p> <p>b. Considers over height development should be assessed based on the potential or actual effects or the proposed infringement, as provided for by the rule framework; and</p> <p>c. Considers all of these activities are anticipated by the zone, and this policy has the potential to disincentivise intensified development.</p> <p>Seeks amendments to the policy to instead encourage positive outcomes for development in the HRZ</p>	Retain CCZ-P11 (City outcomes contribution) and seeks amendment
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Kāinga Ora Homes and Communities	391.719	Amend	<p>Opposes requiring 'City Outcomes Contribution' for development for the following reasons:</p> <p>a. Considers it is inconsistent with the current legislative framework;</p> <p>b. Considers over height development should be assessed based on the potential or actual effects or the proposed infringement, as provided for by the rule framework; and</p> <p>c. Considers all of these activities are anticipated by the zone, and this policy has the potential to disincentivise intensified development.</p> <p>Seeks amendments to the policy to instead encourage positive outcomes for development in the HRZ</p>	<p>Amend CCZ-P11 (City outcomes contribution) as follows:</p> <p>City Outcomes Contribution</p> <p>Require over height, large-scale residential, non-residential and comprehensive Encourage development in the City Centre Zone to <b>contribute to positive outcomes</b> <del>deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guideline G107</del>, including through either:</p> <ol style="list-style-type: none"> <li>1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or</li> <li>2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or</li> <li>3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or</li> <li>4. <del>Incorporating assisted housing into the development, and where this is provided legal instruments are required to ensure that it remains assisted housing for at least 25 years; and/or</del></li> <li>5. Enabling ease of access for people of all ages and mobility.</li> </ol>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Oyster Management Limited	404.63	Support	Supports the City Centre Zone policies.	Retain CCZ-P11 (City outcomes contribution) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Investore Property Limited	405.131	Oppose	<p>Considers that the 'City Outcomes Contributions' provisions are inappropriate. Specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development which he submitter considers is inappropriate. Developments that breach height standards should instead be considered on their own merits and effects.</p> <p>[Refer to original submission for full reason, including attachment]</p>	Seeks that CCZ-P11 (City Outcomes Contribution) is deleted in its entirety as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	VicLabour	414.44	Support in part	Supportive of the inclusion of a points based system to allow developments outside of some of the rules in the PDP if they provide other benefits (the city outcomes contribution mechanism) but considers it an example of how arbitrary and excessive many of these regulations are, particularly around height and character protections.	Seeks to retain points based system to allow developments outside of some of the rules in the PDP if they provide other benefits. [Inferred decision requested]

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Willis Bond and Company Limited	416.159	Support in part	<p>Supports CCZ-P11 in part. While generally supportive of the City Outcomes Contribution, the submitter considers there needs to be a level of certainty that the significant investment required to deliver these outcomes will result in material and reliable intensifications (be it height, floor area ratio, etc). Submitter considers that as currently drafted, the initiative remains “subject to” numerous other mechanisms in the plan, potentially rendering it ineffective, despite its good intentions.</p> <p>Submitter considers that CCZ-P11 is also phrased to “require” City Outcomes Contributions, rather than to provide a clear incentive for meeting the requested outcomes.</p>	Retain CCZ-P11 (City outcomes contribution), with amendments.
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Willis Bond and Company Limited	416.160	Amend	<p>Supports CCZ-P11 in part. While generally supportive of the City Outcomes Contribution, the submitter considers there needs to be a level of certainty that the significant investment required to deliver these outcomes will result in material and reliable intensifications (be it height, floor area ratio, etc). Submitter considers that as currently drafted, the initiative remains “subject to” numerous other mechanisms in the plan, potentially rendering it ineffective, despite its good intentions.</p> <p>Submitter considers that CCZ-P11 is also phrased to “require” City Outcomes Contributions, rather than to provide a clear incentive for meeting the requested outcomes.</p> <p>If height limits are removed (see comments on CCZ-S1), the City Outcomes Contribution will need to be deleted and/or redefined to relate to additional floor area (or an appropriate metric as required).</p>	Delete CCZ-P11 (City outcomes contribution) if height limits are also deleted.
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Willis Bond and Company Limited	416.161	Amend	<p>Supports CCZ-P11 in part. While generally supportive of the City Outcomes Contribution, the submitter considers there needs to be a level of certainty that the significant investment required to deliver these outcomes will result in material and reliable intensifications (be it height, floor area ratio, etc). Submitter considers that as currently drafted, the initiative remains “subject to” numerous other mechanisms in the plan, potentially rendering it ineffective, despite its good intentions.</p> <p>Submitter considers that CCZ-P11 is also phrased to “require” City Outcomes Contributions, rather than to provide a clear incentive for meeting the requested outcomes.</p> <p>If height limits are removed (see comments on CCZ-S1), the City Outcomes Contribution will need to be deleted and/or redefined to relate to additional floor area (or an appropriate metric as required).</p>	Seeks that CCZ-P11 (City outcomes contribution) be amended if floor area ratios are used instead of height standards. Amend to allow greater additional floor area (or an appropriate metric as required) if the relevant outcomes are achieved.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Willis Bond and Company Limited	416.162	Amend	<p>Supports CCZ-P11 in part. While generally supportive of the City Outcomes Contribution, the submitter considers there needs to be a level of certainty that the significant investment required to deliver these outcomes will result in material and reliable intensifications (be it height, floor area ratio, etc). Submitter considers that as currently drafted, the initiative remains “subject to” numerous other mechanisms in the plan, potentially rendering it ineffective, despite its good intentions.</p> <p>Submitter considers that CCZ-P11 is also phrased to “require” City Outcomes Contributions, rather than to provide a clear incentive for meeting the requested outcomes.</p> <p>If height limits are removed (see comments on CCZ-S1), the City Outcomes Contribution will need to be deleted and/or redefined to relate to additional floor area (or an appropriate metric as required).</p>	<p>Seeks that if CCZ-P11 (City outcomes contribution) is retained, it should be re-phrased so that, rather than “Require over and under height” developments to deliver City Outcomes Contributions, the height limit for developments is varied where City Outcomes Contributions are achieved. The change of phrasing reflects the possibility that, as currently proposed, over and under height developments still have a theoretical pathway to obtain a restricted discretionary consent without achieving City Outcomes Contributions. It would also make it clearer that the developer providing the outcome is entitled to the increase in height (or floor area).</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Fabric Property Limited	425.57	Oppose	<p>Opposed to the ‘City Outcomes Contributions’ provisions, and specifically is opposed to requiring ‘City Outcomes Contributions’ for ‘over height’ development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>The ‘City Outcomes Contributions’ have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of “density done well” as stated in the Design Guide.</p> <p>Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.</p>	<p>Delete CCZ-P11 (City Outcomes Contribution) in its entirety.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Fabric Property Limited	425.58	Oppose	<p>[See original submission for further detail, outlined in previous submission point]</p>	<p>Delete CCZ-P11 (City Outcomes Contribution) in its entirety.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Reading Wellington Properties Limited	441.3	Support	<p>Considers that CCZ-P11 provides appropriate guidance on what buildings heights that are outside of the permitted parameters need to achieve.</p>	<p>Retain CCZ-P11 (City outcomes contribution) as notified.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P11	Foodstuffs North Island	476.52	Oppose	<p>Opposes CCZ-P11</p> <p>Specifically opposes requiring contributions for development in the City Centre zone that is below the minimum height limit.</p> <p>While FSNI recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the PDP strategic objectives and NPS-UD requirements of providing for development capacity and urban intensification.</p>	Delete CCZ-P11 (City outcomes contribution) and consequential references in their entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-P12	Stratum Management Limited	249.27	Amend	<p>Considers that the policy seeks to recognise the “evolving, higher density development context anticipated in the City Centre Zone...” which is supported.</p> <p>It then seeks to manage any associated adverse effects including the following:</p> <ul style="list-style-type: none"> <li>▪ The impacts of building dominance and the height and scale relationship;</li> <li>▪ Building mass effects, including the amount of light and outlook around buildings.</li> </ul> <p>Considers that the policy can be read as being potentially inconsistent with Policy CCZ-P5 (Urban form and scale).</p>	<p>Amend CCZ-P12 (Managing adverse effects) as follows:</p> <p>Recognise the evolving, higher density development context anticipated in the City Centre Zone, while managing any associated adverse effects including:</p> <ol style="list-style-type: none"> <li>1. The impacts of building dominance and the height and scale relationship <u>where a building does not meet relevant standards; and</u></li> <li>2. Building mass effects, including the amount of light and outlook around buildings <u>where a building does not meet relevant standards; and</u></li> <li>3. The impacts on sunlight access to identified public space; and</li> <li>4. The impacts of related construction activity on the transport network.</li> </ol>
Commercial and mixed use Zones / City Centre Zone / CCZ-P12	Fire and Emergency New Zealand	273.313	Support in part	<p>Supports the policy as it seeks to manage any adverse effects associated with higher density development anticipated in this zone. In order to manage the full range of adverse effects, which includes consideration of fire safety in high density urban environments, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new high density developments. FENZ therefore seeks the inclusion of a further matter under this policy</p>	Supports CCZ-P12 (Managing adverse effects), with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-P12	Fire and Emergency New Zealand	273.314	Amend	<p>Supports the policy as it seeks to manage any adverse effects associated with higher density development anticipated in this zone. In order to manage the full range of adverse effects, which includes consideration of fire safety in high density urban environments, FENZ considers it critical that access for emergency service vehicles is a consideration of the design and layout of new high density developments. FENZ therefore seeks the inclusion of a further matter under this policy</p> <p>Note: Submitter refers to CCZ-P13, which is an error.</p>	<p>Amend CCZ-P12 (Managing adverse effects) as follows:</p> <p>Recognise the evolving, higher density development context anticipated in the City Centre Zone, while managing any associated adverse effects including:</p> <ol style="list-style-type: none"> <li>1. The impacts of building dominance and the height and scale relationship;</li> <li>2. Building mass effects, including the amount of light and outlook around buildings; and</li> <li>3. The impacts on sunlight access to identified public space; <del>and,</del></li> <li>4. The impacts of related construction activity on the transport network; <del>and-</del></li> <li>5. <u>Accessibility for emergency service vehicles.</u></li> </ol>
Commercial and mixed use Zones / City Centre Zone / CCZ-P12	Restaurant Brands Limited	349.191	Support	Support	Retain CCZ-P12 (Managing adverse effects) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P12	Z Energy Limited	361.117	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CCZ-P12 (Managing adverse effects) as notified.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-P12	WCC Environmental Reference Group	377.480	Amend	The submitter considers that the policy fails to mention the impact of the development process on any of the Wellington Central City Zones sustainability goals. Whilst the submitter notes that the protection of the public transport network is important, The submitter suggests the addition of 1 new and amendment of 1 point in order to ensure the policy correctly upholds the ideals and vision held within the preamble and Objectives 3 and 5.	Amend CCZ-P12 (Managing adverse effects) as follows:  Recognise the evolving, higher density development context anticipated in the City Centre Zone, while managing any associated adverse effects including: 1. The impacts of building dominance and the height and scale relationship 2. <u>The emission of greenhouse gases and waste water runoff from construction.</u> 3. Building mass effects, including the amount of light and outlook around buildings; and 4. The impacts on sunlight access to identified public space; and 5. The impacts of related construction activity on the transport network <u>and pedestrian linkages.</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-P12	Argosy Property No. 1 Limited	383.110	Support	Generally supports the policies of the CCZ.	Retain CCZ-P12 (Managing adverse effects) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P12	Kāinga Ora Homes and Communities	391.720	Support in part	Supports policy subject to amendments that reflect NPSUD Policy 6.	Retain CCZ-P12 (Managing adverse effects) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-P12	Kāinga Ora Homes and Communities	391.721	Amend	Supports policy subject to amendments that reflect NPSUD Policy 6.	Amend CCZ-P12 (Managing adverse effects) as follows:  Recognise the evolving, higher density development context anticipated in the City Centre Zone, while managing any associated adverse effects <u>beyond those anticipated within the zone</u> including:  ...
Commercial and mixed use Zones / City Centre Zone / CCZ-P12	Oyster Management Limited	404.64	Support	Supports the City Centre Zone policies.	Retain CCZ-P12 (Managing adverse effects) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-P12	Willis Bond and Company Limited	416.163	Amend	Submitter considers that the impacts of construction activity on the transport network should not be relevant in the resource consenting process. Submitter considers densification proposed by the District Plan will inevitably result in impacts.	Amend CCZ-P12 (Managing adverse effects) as follows:  Recognise the evolving, higher density development context anticipated in the City Centre Zone, while managing any associated adverse effects including:  ... 4. <del>The impacts of related construction activity on the transport network.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-P1	Wellington Civic Trust	388.28	Support	CCZ-PREC01-P1 is generally supported.	Retain CCZ-PREC01-P1 (Activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-P1	Willis Bond and Company Limited	416.164	Support	Submitter agrees a range of activities should be supported within Te Ngakau Civic Square Precinct.	Retain CCZ-PREC01-P1 (Activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-P2	Wellington Civic Trust	388.29	Support in part	CCZ-PREC01-P2 is generally supported, but an amendment is sought.	Retain CCZ-PREC01-P2 (Use and development of the Te Ngākau Civic Square Precinct) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-P2	Wellington Civic Trust	388.30	Amend	Considers that CCZ-PREC01-P2 should be amended to clarify wording. Wording in portrays the precinct as redevelopment area. The findings of a seminar run by the Civic Trust in 2021 were that people seek to retain as much as possible of the existing buildings, structures and spaces for reuse, rather than demolition and replacement buildings. It is sought that this is reflected in the provision.	Amend CCZ-PREC01-P2 (Use and development of the Te Ngākau Civic Square Precinct) as follows:  Provide for <del>the staged redevelopment of</del> managed change in the Te Ngākau Civic Square Precinct, and its connections with the transport network, wider City Centre Zone and Waterfront Zone, including:  1. Enhancing the public function, pedestrian network and public spaces within the precinct; 2. Maintaining its special character by managing the form, scale and intensity of development; 3. Ensuring land use activities and <u>any new</u> development are planned and designed in a co-ordinated, site-responsive, comprehensive and integrated manner; and 4. Enabling <del>new development and</del> a range of activities that are integrated and compatible with existing buildings and land uses in the precinct.

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-P2	Willis Bond and Company Limited	416.165	Amend	Submitter considers that item 3 may result in a perverse situation where development is delayed while other potential development areas of Te Ngakau Civic Square Precinct are being considered.	Amend CCZ-PREC01-P2 (Use and development of the Te Ngākau Civic Square Precinct) as follows:  Provide for the staged redevelopment of the Te Ngākau Civic Square Precinct, and its connections with the transport network, wider City Centre Zone and Waterfront Zone, including: 1. Enhancing the public function, pedestrian network and public spaces within the precinct; 2. Maintaining its special character by managing the form, scale and intensity of development; 3. Ensuring land use activities and development are planned and designed in a co-ordinated, site-responsive, comprehensive and integrated manner <u>to the extent reasonable while allowing for development to progress in a natural manner;</u> and 4. Enabling new development and a range of activities that are integrated and compatible with existing buildings and land uses in the precinct.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-P3	Wellington Civic Trust	388.31	Support in part	CCZ-PREC01-P3 is generally supported, but an amendment is sought.	Retain CCZ-PREC01-P3 (Access, connections and open space) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-P3	Wellington Civic Trust	388.32	Amend	Considers that CCZ-PREC01-P3 should be amended to clearly state that the Precinct must be kept free of vehicular traffic.	Amend CCZ-PREC01-P3 (Access, connections and open space) as follows:  Require that the use and development of the Te Ngākau Civic Square Precinct: ... 3. Provides well-designed, safe and accessible public and green open space, within the precinct. 4. Avoids vehicle access at surface level with the precinct.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-P3	Willis Bond and Company Limited	416.166	Support	Te Ngakau Civic Square Precinct provides an important central connection hub.	Retain CCZ-PREC01-P3 (Access, connections and open space) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-P4	Wellington Civic Trust	388.33	Support	CCZ-PREC01-P4 is generally supported.	Retain CCZ-PREC01-P4 (Amenity and design) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-P4	Taranaki Whānui ki te Upoko o te Ika	389.105	Support in part	Supports CCZ-PREC01-P4 (Amenity and design) in principle.	Retain CCZ-PREC01-P4 (Amenity and design) as notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-P4	Willis Bond and Company Limited	416.167	Support	The requirements stated reflect the importance of quality development within Te Ngakau Civic Square Precinct.	Retain CCZ-PREC01-P4 (Amenity and design) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R1	Precinct Properties New Zealand Limited	139.32	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R1 (Commercial activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R1	Century Group Limited	238.5	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R1 (Commercial activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R1	Restaurant Brands Limited	349.192	Support	Support	Retain CCZ-R1 (Commercial activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R1	Z Energy Limited	361.118	Support	Supports Rule CCZ-R1 (Commercial Activities) which provides for commercial activities (as defined) as a permitted activity with no limitation as to the land use activity. It is understood that any new building or structure to be erected on would still need to comply with the applicable permitted activity performance standards under Standards CCZ-S1 - S13, or require consent as a restricted discretionary activity where those standards cannot be met.	Retain CCZ-R1 (Commercial activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R1	Argosy Property No. 1 Limited	383.111	Support	Supports commercial activities, including offices and retail activities, being permitted in the City Centre zone. This is appropriate to enable the continued vibrancy of the city centre.	Retain CCZ-R1 (Commercial activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R1	Oyster Management Limited	404.65	Support	Supports commercial activities being Permitted in the City Centre Zone to ensure continued vibrancy of the city.	Retain CCZ-R1 (Commercial activities) as notified.

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R1	Fabric Property Limited	425.59	Support	Supports the commercial activities being permitted in the CCZ.	Retain CCZ-R1 (Commercial Activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R1	Foodstuffs North Island	476.100	Support	Supports supermarkets as a permitted activity in the CCZ.	Retain CCZ-R1 (Commercial activities) as notified. [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-R2	Precinct Properties New Zealand Limited	139.33	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R2 (Community facilities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R2	Century Group Limited	238.6	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R2 (Community facilities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R3	Precinct Properties New Zealand Limited	139.34	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R3 (Educational facilities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R3	Century Group Limited	238.7	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R3 (Educational facilities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R3	Ministry of Education	400.145	Support	Supports CCZ-R3 as it provides for educational facilities as a permitted activity.	Retain CCZ-R3 (Educational facilities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R4	Precinct Properties New Zealand Limited	139.35	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R4 (Recreation activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R4	Century Group Limited	238.8	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R4 (Recreation activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R5	Precinct Properties New Zealand Limited	139.36	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R5 (Arts, culture, and entertainment activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R5	Century Group Limited	238.9	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R5 (Arts, culture and entertainment activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R6	Precinct Properties New Zealand Limited	139.37	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R6 (Emergency service facilities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R6	Century Group Limited	238.10	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R6 (Emergency service facilities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R6	Fire and Emergency New Zealand	273.315	Support	Supports the rule as it makes provision for new emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate stations anywhere within the urban and rural environment.	Retain CCZ-R6 (Emergency service facilities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R7	Precinct Properties New Zealand Limited	139.38	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R7 (Marae activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R7	Century Group Limited	238.11	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R7 (Marae activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R8	Precinct Properties New Zealand Limited	139.39	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R8 (Community corrections activities) as notified.

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R8	Century Group Limited	238.12	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R8 (Community corrections activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R8	Ara Poutama Aotearoa the Department of Corrections	240.60	Support	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Retain CCZ-R8 (Community corrections activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R9	Precinct Properties New Zealand Limited	139.40	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R9 (Public transport activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R9	Century Group Limited	238.13	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R9 (Public transport activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R10	Precinct Properties New Zealand Limited	139.41	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R10 (Visitor accommodation activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R10	Century Group Limited	238.14	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R10 (Visitor accommodation activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R11	Precinct Properties New Zealand Limited	139.42	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R11 (Repair and maintenance service activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R11	Century Group Limited	238.15	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R11 (Repair and maintenance service activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R12	Precinct Properties New Zealand Limited	139.43	Support	Supports the range of permitted activities provided for in the City Centre Zone (CCZ-R1 to CCZ-R12).	Retain rule CCZ-R12 (Residential activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R12	Century Group Limited	238.16	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R12 (Residential activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R12	Ara Poutama Aotearoa the Department of Corrections	240.61	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 CCZ-R12 (Residential activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R12	Stratum Management Limited	249.28	Amend	Amend point (iv) of the rule to ensure consistency.	Amend CCZ-R12 (Residential activities) as follows:  iv. At ground level on any site <u>not</u> contained within a Natural Hazard Overlay.
Commercial and mixed use Zones / City Centre Zone / CCZ-R12	Stratum Management Limited	249.29	Amend	Considers that the establishment of a residential activity is provided for as a permitted activity with four conditions. None of those conditions would lead to a requirement for limited notification.	Seeks that the notification status under CCZ-R12 (Residential activities) is amended to preclude both limited notification and public notification.
Commercial and mixed use Zones / City Centre Zone / CCZ-R12	Argosy Property No. 1 Limited	383.112	Support	Supports residential activities being permitted in the City Centre zone.	Retain CCZ-R12 (Residential activities) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R12	Kāinga Ora Homes and Communities	391.722	Support in part	Supports this rule in part as residential activities should be enabled in the City Centres, but seeks that: <ul style="list-style-type: none"> <li>Active frontages are only applied to key roads</li> <li>Considers it is unclear why verandah coverage is an issue for residential development particularly when ground floor development is controlled on active frontages and non-residential activity frontages in accordance with LCZ-P4</li> <li>Reference to natural hazards is removed as it is considered these matters are controlled by Natural Hazard rules and the proposed wording is inconsistent with this approach as this encourages residential development in hazard overlay areas. Considers this is unnecessary duplication</li> </ul>	Retain CCZ-R12 (Residential activities) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R12	Kāinga Ora Homes and Communities	391.723	Amend	Supports this rule in part as residential activities should be enabled in the City Centres, but seeks that: <ul style="list-style-type: none"> <li>Active frontages are only applied to key roads</li> <li>Considers it is unclear why verandah coverage is an issue for residential development particularly when ground floor development is controlled on active frontages and non-residential activity frontages in accordance with LCZ-P4</li> <li>Reference to natural hazards is removed as it is considered these matters are controlled by Natural Hazard rules and the proposed wording is inconsistent with this approach as this encourages residential development in hazard overlay areas. Considers this is unnecessary duplication</li> </ul>	Amend CCZ-R12 (Residential activities) to only apply active frontages where necessary such as along principal roads/arterials not necessary along connecting streets as follows: <ol style="list-style-type: none"> <li>Activity status: Permitted where:                             <ol style="list-style-type: none"> <li>The activity is located:                                     <ol style="list-style-type: none"> <li>Above ground floor level; or</li> <li>At ground floor level along any street edge not identified as an active frontage; or</li> <li>At ground floor level along any street not identified as requiring verandah coverage; or</li> <li>At ground level on any site contained within a Natural Hazard Overlay.</li> </ol> </li> </ol> </li> <li>Activity status: <del>Discretionary</del> Restricted Discretionary</li> </ol>
Commercial and mixed use Zones / City Centre Zone / CCZ-R12	Kāinga Ora Homes and Communities	391.724	Amend	Supports this rule in part as residential activities should be enabled in the City Centres, but seeks that: <ul style="list-style-type: none"> <li>the activity status for non-compliance is amended to Restricted Discretionary and appropriate matters of discretion are restricted to Policy 7 and 8 matters.</li> </ul>	Amend CCZ-R12 (Residential activities) as follows: <ol style="list-style-type: none"> <li>Activity status: Discretionary <del>Restricted Discretionary</del></li> </ol> where: <ol style="list-style-type: none"> <li>Compliance with the requirements of CCZ-R12.1.a cannot be achieved.</li> </ol> Notification status: An application for resource consent made in respect of rule CCZ-R12.2.a is precluded from being publicly notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R12	Kāinga Ora Homes and Communities	391.725	Amend	Supports this rule in part as residential activities should be enabled in the City Centres, but seeks that: <ul style="list-style-type: none"> <li>the activity status for non-compliance is amended to Restricted Discretionary and appropriate matters of discretion are restricted to Policy 7 and 8 matters</li> </ul>	Seeks to add matters of discretion to CCZ-R12 (Residential activities) that are limited to simple design limitations.
Commercial and mixed use Zones / City Centre Zone / CCZ-R12	Oyster Management Limited	404.66	Support	Supports residential activities being permitted in the City Centre Zone.	Retain CCZ-R12 (Residential activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R13	Century Group Limited	238.17	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R13 (Industrial activities, excluding repair and maintenance service activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	Victoria University of Wellington Students' Association	123.59	Support	Supports the discouragement of ground-level car parks in the city centre.	Retain CCZ-R14 (Car-parking activities) as notified.  [Inferred decision requested]

Sub-part / Chapter /Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	Precinct Properties New Zealand Limited	139.44	Oppose in part	Considers there may be circumstances where there are functional needs to provide car parking at ground level. It is more appropriate for notification to be determined on a case-by-case basis in these circumstances and for the effects of this activity to be considered as a Restricted Discretionary activity.	Amend CCZ-R14 (Carparking activities) to remove mandatory notification for at grade car parks.
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	Precinct Properties New Zealand Limited	139.45	Oppose in part	Considers there may be circumstances where there are functional needs to provide car parking at ground level. It is more appropriate for notification to be determined on a case-by-case basis in these circumstances and for the effects of this activity to be considered as a Restricted Discretionary activity.	Amend CCZ-R14 (Carparking activities) activity status from Discretionary to Restricted Discretionary for non-compliance with the permitted activity conditions.
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	Century Group Limited	238.18	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R14 (Carparking activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	McDonald's	274.61	Oppose	Opposed to the Discretionary Activity status for car parking activities that do not comply with the permitted activity requirements. Furthermore, if the car parking is not visible then this should be a should be a permitted activity as per the other centre zones.	Retain CCZ-R14 (Carparking activities), subject to amendments outlined other submission points.
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	McDonald's	274.62	Amend	Opposed to the Discretionary Activity status for car parking activities that do not comply with the permitted activity requirements. Furthermore, if the car parking is not visible then this should be a should be a permitted activity as per the other centre zones.	Amend CCZ-R14.1 (Carparking activities) as follows: 1. Activity status: Permitted Where: a. The activity involves: <u>i. Provision of carparks not visible at the street edge or public space; or</u> <del>ii.</del> ii. Provision of carparks above ground floor level; or <del>iii.</del> iii. Provision of carparks below ground floor level; or <del>iv.</del> iv. Provision of parking spaces for people with disabilities; or <del>v.</del> v. Provision of ground floor level carparks that form part of a building specifically constructed and used for carparking purposes.
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	McDonald's	274.63	Amend	Opposed to the Discretionary Activity status for car parking activities that do not comply with the permitted activity requirements. Furthermore, if the car parking is not visible then this should be a should be a permitted activity as per the other centre zones.	Amend CCZ-R14.2 (Carparking activities) as follows: ... 2. Activity status: <del>Discretionary</del> Restricted Discretionary Where: a. Compliance with the requirements of CCZ-R14.1.a cannot be achieved.
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	McDonald's	274.64	Oppose	Opposes the requirement for public notification of any carparks at ground level in the City Centre Zone	Delete the notification clause under CCZ-R14.2 (Carparking activities) as follows: ... <del>Notification status: An application for resource consent made in respect of rule CCZ-R14.2.a must be publicly notified.</del>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	Woolworths New Zealand	359.86	Amend	Considers that CCZ-R14.2 should be amended so that the activity status of this standard infringement is changed to restricted discretionary. It is considered that this status, plus the suggested matters of discretion, will ensure an appropriate assessment of effects is undertaken, whilst providing a level of certainty to applicants that where activities are anticipated, such assessments will be rational and streamlined. The mandatory public notification status for infringing is proposed to be deleted as this is unnecessarily onerous in the context of the infringement.	Amend CCZ-R14.2 (Carparking activities) as follows:  2. Activity status: <u>Restricted</u> Discretionary  Where:  a. Compliance with the requirements of CCZ-R14.1.a is not achieved.  <u>Matters of discretion are:</u>  <u>1. The matters in CCZ-P2, CCZ-P3, CCZ-P4, CCZ-P7, CCZ-P9 and CCZ-P10;</u> <u>2. The cumulative effect of the development on:</u> <u>a. The ongoing viability and vibrancy of the Zone ;</u> <u>b. The safety and efficiency of the transport network, including providing for a range of transport modes;</u> <u>c. The hierarchy of roads, travel demand or vehicle use; and</u> <u>3. The compatibility with other activities provided for in the zone.</u>  <del>Notification status: An application for resource consent made in respect of rule CCZ-R14.2.a must be publicly notified.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	Reading Wellington Properties Limited	441.4	Oppose	Opposes the requirement for full public notification of any resource consents sought under Rule CCZ-R14.2.  Reading Wellington Properties Limited hold resource consents for ground level car parking on two of our sites (200 Wakefield Street and 24 Tory Street). Both were granted on a non-notified basis, on the fact that adverse effects were appropriately mitigated. The mitigation meant neither full or limited notification was necessary. The notification clause is opposed and should be removed, as it prevents applications for such an activity from being assessed on their merits. Decisions on notification should be made on the basis of effect, not on the basis of a rule.	Amend CCZ-R14.2. (Carparking activities) by removing the notification clause.
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	Reading Wellington Properties Limited	441.5	Amend	Opposes the requirement for full public notification of any resource consents sought under Rule CCZ-R14.2.  Reading Wellington Properties Limited hold resource consents for ground level car parking on two of our sites (200 Wakefield Street and 24 Tory Street). Both were granted on a non-notified basis, on the fact that adverse effects were appropriately mitigated. The mitigation meant neither full or limited notification was necessary. The notification clause is opposed and should be removed, as it prevents applications for such an activity from being assessed on their merits. Decisions on notification should be made on the basis of effect, not on the basis of a rule.	Amend CCZ-R14.2. (Carparking activities) by removing the notification clause.
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	Foodstuffs North Island	476.53	Oppose	Opposes the Discretionary Activity status in CCZ-R14 for car parking activities that do not comply with the Permitted Activity requirements.	Amend CCZ-R14 (Carparking activities) as follows: ... 2. Activity status: <del>Discretionary</del> <u>Restricted Discretionary</u> ...
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	Foodstuffs North Island	476.54	Amend	Opposes the Discretionary Activity status in CCZ-R14 for car parking activities that do not comply with the Permitted Activity requirements.	Amend CCZ-R14 (Carparking activities) as follows: ... 2. Activity status: <del>Discretionary</del> <u>Restricted Discretionary</u> ...

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	Foodstuffs North Island	476.55	Amend	Considers that if the carparking is not visible then this should be a permitted activity in CCZ-R14 as per the other centre zones.	Amend CCZ-R14 (Carparking activities) as follows: 1. Activity status: Permitted Where: a. The activity involves: i. <u>Provision of carparks not visible at the street edge or public space; or</u> ii. Provision of carparks above ground floor level; or ...
Commercial and mixed use Zones / City Centre Zone / CCZ-R14	Foodstuffs North Island	476.56	Oppose	Opposes the requirement in CCZ-R14 for public notification of any carparks at ground level in the City Centre Zone.	Amend CCZ-R14 (Carparking activities) as follows: ... <del>Notification status: An application for resource consent made in respect of rule CCZ-R14.2.a. must be publicly notified.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-R15	Century Group Limited	238.19	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R15 (Yard-based retailing activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R15	Z Energy Limited	361.119	Support in part	CCZ-R15 (yard-based retail activities) is supported in so much as it provides for yard-based retail activities (the definition of which includes service stations) as a discretionary activity.	Retain CCZ-R15 (Yard-based retailing activities) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R15	Z Energy Limited	361.120	Amend	<p>Considers that CCZ-R15 should be amended to not require public notification, as it may have a range of unintended outcomes. For instance, the requirement for public notification for any operational change, upgrading or maintenance to an existing yard-based activity where public notification would be more appropriately determined through standard notification tests. It may also discourage existing activities from undertaking important maintenance and upgrades, for instance, to better accord with good practise, introduce new technologies, or change to meet demand.</p> <p>CCZ-R15 should be clarified to address operation, maintenance, and upgrade of existing service station / yard-based retail activity are not subject to this requirement, which is not considered appropriate for existing activities.</p> <p>An additional exclusion to the notification status is appropriate only where the existing or new activity is located on the edge of the zone or adjacent to an arterial or collector road. These locations and/or interfaces do not have nor should they expect the same urban design outcomes and levels of visual amenity compared to a centrally located site in the CCZ for example.</p> <p>A service station, for example, would not impact the function and vitality of a centre zone if it were located on the edge of the zone where it can appropriately transition to an adjoining zone.</p>	<p>Amend CCZ-R15 (Yard-based retailing activities) as follows:</p> <p>1. Activity status: Discretionary</p> <p>Notification Status: An application for resource consent made in respect of rule CCZ-R15 must be publicly notified <u>except:</u></p> <p><u>a. The activity relates to the maintenance, operation and upgrading of an existing activity;</u> <u>b. The new or existing activity adjoins another commercial zone, a residential zone or an arterial or collector Road.</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R15	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.153	Support in part	CCZ-R15 is supported in so much as the rule provides for yard-based retail activities as a discretionary activity. It is understood that an application for resource consent made in respect of this rule, however, must be publicly notified in accordance with the Notification Status.	Retain CCZ-R15 (Yard-based retailing activities) with amendment.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R15	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.154	Amend	<p>Considers that CCZ-R15 should be amended as the notification requirement is not supported as it may have a range of unintended outcomes. For instance, without clarification, it may require public notification for any operational change, upgrading or maintenance to an existing yard-based activity where public notification would be more appropriately determined through standard notification tests. It may therefore also discourage existing activities from undertaking important maintenance and upgrades, for instance, to meet requirements of HSNO / HSWA legislation, better accord with good practise, introduce new technologies, or necessary changes to meet demand.</p> <p>Ongoing operation, maintenance, and upgrades of existing service stations / yard-based retail activities should not be subject to this notification requirement, which is not appropriate for existing lawful activities.</p> <p>It is considered that an additional exclusion to the notification status is appropriate only where the existing or new activity is located on the edge of the zone or adjacent to an arterial or collector road. These locations and/or interfaces do not have, nor should they expect, the same urban design outcomes and levels of visual amenity compared to a centrally located site in the CCZ for example. A service station, for example, would not impact the function and vitality of a centre zone if it were located on the edge of the zone where it can appropriately transition to the adjoining zone.</p>	<p>Amend CCZ-R15 (Yard-based retailing activities) as follows:</p> <p>Notification Status: An application for resource consent made in respect of rule CCZ-R15 must be publicly notified <u>except</u>:</p> <p><u>a. The activity relates to the maintenance, operation and upgrading of an existing activity;</u>  <u>b. The new or existing activity adjoins another commercial zone, a residential zone or an arterial or collector Road.</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R16	Century Group Limited	238.20	Support	Supports the range of activities with a permitted activity status in the City Centre Zone, as being reflective of the outcomes that are anticipated for a Central Business District.	Retain CCZ-R16 (All other land use activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R17	Precinct Properties New Zealand Limited	139.46	Support	Supports the permitted status for maintenance and repair of buildings under CCZ-R17 (Maintenance and repair of buildings and structures)	Retain CCZ-R17 (Maintenance and repair of buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R17	Fire and Emergency New Zealand	273.316	Support	Supports the rule as the demolition or removal of buildings and structures within the CCZ is a permitted activity	Retain CCZ-R17 (Maintenance and repair of buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R17	Restaurant Brands Limited	349.193	Support	Support	Retain CCZ-R17 (Maintenance and repair of buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R17	Argosy Property No. 1 Limited	383.113	Support	Supports maintenance and repair of existing buildings and structures being permitted.	Retain CCZ-R17 (Maintenance and repair of buildings and structures_ as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R17	Oyster Management Limited	404.67	Support	Supports repair and maintenance of existing buildings being a Permitted activity.	Retain CCZ-R17 (Maintenance and repair of buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Fire and Emergency New Zealand	273.317	Support	Supports the rule as the demolition or removal of buildings and structures within the CCZ is a permitted activity.	Retain CCZ-R18 (Demolition or removal of buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Restaurant Brands Limited	349.194	Support	Support	Retain CCZ-R18 (Demolition or removal of buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Greater Wellington Regional Council	351.278	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 CCZ-R18 (Demolition or removal of buildings and structures) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Greater Wellington Regional Council	351.279	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 CCZ-R18 (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.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Argosy Property No. 1 Limited	383.114	Amend	Supports demolition or removal of a building being permitted where it is required for the purposes of constructing a new building or adding to or altering an existing building. However, Argosy opposes that demolition or removal of a building that cannot comply with CCZ-R18.1.a or b would require resource consent as a non-complying activity. There may be practical reasons why a building might need to be demolished or removed before a resource consent is sought for a new building, for example if a staged development is being undertaken. It would be more appropriate for this rule to be a restricted discretionary activity. The notification status for rule CCZ-R18.2.a is supported.	Amend CCZ-R18.2 (Demolition or removal of buildings and structures): 2. Activity status: <del>Non-complying</del> <u>Restricted discretionary</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Kāinga Ora Homes and Communities	391.726	Support in part	Supports this rule in part but seeks clarification, and any necessary amendments, to ensure that this rule will not have an unintended consequence of constraining staged developments.	Seeks to amend CCZ-R18 (Demolition or removal of buildings and structures) as necessary to avoid potential unintended consequence of constraining staged development.
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Oyster Management Limited	404.68	Support in part	Supports demolition or removal of a building being permitted where it is required for the purposes of constructing a new building or adding to or altering an existing building.	Retain CCZ-R18 (Demolition or removal of buildings and structures) with amendments.
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Oyster Management Limited	404.69	Amend	Opposes demolition that cannot comply with CCZ-R18.1.a or CCZ-R18.1.b being a non-complying activity. Considers there are practical reasons for demolition being required before consent is granted for a new building, e.g. in the case of staged developments. Considers an RD activity status would be appropriate.	Amend CCZ-R18 (Demolition or removal of buildings and structures) as follows: ... 2. Activity status: <del>Non-complying</del> <u>Restricted discretionary</u> ...
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Oyster Management Limited	404.70	Support	Supports notification status for rule CCZ-R18.2.a.	Retain notification status of CCZ-R18.2.a (Demolition or removal of buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Fabric Property Limited	425.60	Oppose in part	Seeks amendments to CCZ-R18 to provide for demolition as a restricted discretionary activity where it does not comply with CCZ-R18.1.  Supports the intention of the rule to enable demolition of this rule to provide for a new building, and supports the preclusion of public and limited notification, we have concerns that as notified it may constrain staged developments that require demolition and clearing of a larger site to enable development.  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.	Opposes the Non-complying activity status at CCZ-R18.2 (Demolition or removal of buildings and structures).
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Fabric Property Limited	425.61	Amend	Seeks amendments to CCZ-R18 to provide for demolition as a restricted discretionary activity where it does not comply with CCZ-R18.1.  Supports the intention of the rule to enable demolition of this rule to provide for a new building, and supports the preclusion of public and limited notification, we have concerns that as notified it may constrain staged developments that require demolition and clearing of a larger site to enable development.  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.	Option 1: Amend CCZ-R18.2 (Demolition or removal of buildings and structures) to have a Restricted Discretionary activity status as follows: ... 2. Activity Status: <del>Non-complying</del> <u>Restricted Discretionary</u> ...
Commercial and mixed use Zones / City Centre Zone / CCZ-R18	Fabric Property Limited	425.62	Amend	Alternatively, seeks for a discretionary activity status, which would be consistent with MCZ-R19 in the Metropolitan Centre Zone.	Option 2: Amend CCZ-R18.2 (Demolition or removal of buildings and structures) to have a Discretionary activity status as follows: ... 2. Activity Status: <del>Non-complying</del> <u>Discretionary</u> ...

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Paul Burnaby	44.15	Support in part	CCZ-R19.2 (Alterations and additions to buildings and structures) is partially supported because of the preclusion of public notification.	Retain the preclusion for public notification under CCZ-R19 (Alterations and additions to buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Paul Burnaby	44.16	Oppose in part	CCZ-R19.2 (Alterations and additions to buildings and structures) is partially opposed because of the preclusion for limited notification.	Amend CCZ-R19 (Alterations and additions to buildings and structures) as follows: ... Notification status: An application for resource consent made in respect of rule CCZ-R19.2.a which results in non-compliance with CCZ-S5, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13 is precluded from being either publicly or limited notified. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Precinct Properties New Zealand Limited	139.47	Support in part	Supports the permitted activity status for activities that comply with the specified conditions.	Retain CCZ-R19.1 (Alterations and additions to buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Precinct Properties New Zealand Limited	139.48	Support in part	Supports the preclusion of limited and public notification under CCZ-R19.2.	Retain notification clauses under CCZ-R19.2 (Alterations and additions to buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Precinct Properties New Zealand Limited	139.49	Support in part	Seeks that the references to the design guides in the matters of discretion of CCZ-R19 are removed and replaced with references to the specific design outcomes that are sought. It is not appropriate to provide the Council discretion to consider all matters in the Design Guide. This does not give any clear direction or certainty for applicants, and would be onerous for the preparation and assessment of resource consent applications.	Amend CCZ-R19.2 (Alterations and additions to buildings and structures) so that the references to the design guides in the matters of discretion are removed and replaced with references to the specific design outcomes that are sought.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Wellington City Council	266.157	Amend	Considers a notification status statement is missing in relation to developments where all standards are met.	Amend CCZ-R19.2 (Alterations and additions to buildings and structures) as follows:  Notification status:  <u>An application for resource consent made in respect of rule CCZ-R19.2.a which complies with all standards is precluded from being either publicly or limited notified. (...)</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Fire and Emergency New Zealand	273.318	Support	Supports the rule as the construction or, or additions and alterations to, buildings and structures within the CCZ is a permitted activity.	Retain CCZ-R19 (Alterations and additions to buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	McDonald's	274.65	Oppose in part	Oppose the requirement for restricted discretionary consent where additions and alterations change the exterior to the building above veranda level and are visible from public spaces.	Retain CCZ-R19 (Alterations and additions to buildings and structures), subject to amendment outlined other submission points.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	McDonald's	274.66	Amend	Considers where compliance can be achieved with the relevant standards, this should be a permitted activity otherwise McDonald's considered there to be a risk that this will result in the perverse outcome of parts of exterior facades not being updated.	Seeks the following amendment to CCZ-R19 (Alterations and additions to buildings and structures) as follows:  1a. Any alterations or additions to a building or structure that: i. Do not alter the external appearance of the building or structure; or ii. Relate to a building frontage below veranda level, including entranceways and glazing and compliance with CCZ-S8 is achieved; or iii. Do not result in the creation of new residential units; and iv. Are not visible from public spaces; and v. i. Comply with standards CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7 and CCZ-S8.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Restaurant Brands Limited	349.195	Oppose	Opposed to the cross reference to the Centres and Mixed-Use Design Guide within the matters of discretion. The cross reference to the policies of the CCZ is sufficient to ensure that development achieves a “good quality, well-functioning environment” as required by CCZ-O3.	<p>Amend CCZ-R19 (Alterations and additions to buildings and structures) as follows:</p> <p>...</p> <p>Matters of discretion are:</p> <p>...</p> <p><del>4. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building; and</del></p> <p><del>5.4. ...</del></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Retirement Villages Association of New Zealand Incorporated	350.295	Support in part	Supports additions and alterations to a retirement village being provided for as a permitted or restricted discretionary activity under CCZ-R19. Does not oppose the inclusion of matters of discretion in Clause 2 relating to the extent and effect of non-compliance with CCZ-S1 – CCZ-S13. Considers however the matters of discretion in Clause 1 are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. Furthermore, opposes the inclusion of CCZ-P11 in Clause 1 relating to the City Outcomes Contribution or the reasons provided in response to CCZ-P11 above. Considers that due to an absence of any reference to retirement villages in the Centres and Mixed Use and Residential Design Guides their inclusion as matters of discretion in Clauses 3 and 4 are not of relevance / applicable to retirement villages and should be deleted. Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects offered by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites.	Retain CCZ-R19 (Alterations and additions to buildings and structures) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Retirement Villages Association of New Zealand Incorporated	350.296	Amend	Supports additions and alterations to a retirement village being provided for as a permitted or restricted discretionary activity under CCZ-R19. Does not oppose the inclusion of matters of discretion in Clause 2 relating to the extent and effect of non-compliance with CCZ-S1 – CCZ-S13. Considers however the matters of discretion in Clause 1 are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. Furthermore, opposes the inclusion of CCZ-P11 in Clause 1 relating to the City Outcomes Contribution or the reasons provided in response to CCZ-P11 above. Considers that due to an absence of any reference to retirement villages in the Centres and Mixed Use and Residential Design Guides their inclusion as matters of discretion in Clauses 3 and 4 are not of relevance / applicable to retirement villages and should be deleted. Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects offered by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites.	<p>Amend CCZ-R19 (Alterations and additions to buildings and structures) as follows:</p> <p>...</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>...</p> <p>1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, CCZ-P11 and CCZ-P12 (<u>this clause is not applicable to retirement villages</u>);</p> <p>...</p> <p>4. The Centres and Mixed-Use Design Guide, <del>including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non residential building</del> (<u>this clause is not applicable to retirement villages</u>); <del>and</del></p> <p>5. The Residential Design Guide (<u>this clause is not applicable to retirement villages</u>); <del>and</del></p> <p>6. For retirement villages:</p> <p>i. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u></p> <p>ii. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u>iii. <u>When assessing the matters in 2(a)(2), and 2(a)(6)(i) –(iii), consider:</u></p> <p>a. <u>The need to provide for efficient use of larger sites; and</u></p> <p>b. <u>The functional and operational needs of the retirement village.</u></p> <p>iv. <u>The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Retirement Villages Association of New Zealand Incorporated	350.297	Amend	Supports additions and alterations to a retirement village being provided for as a permitted or restricted discretionary activity under CCZ-R19. Does not oppose the inclusion of matters of discretion in Clause 2 relating to the extent and effect of non-compliance with CCZ-S1 – CCZ-S13. Considers however the matters of discretion in Clause 1 are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. Furthermore, opposes the inclusion of CCZ-P11 in Clause 1 relating to the City Outcomes Contribution or the reasons provided in response to CCZ-P11 above. Considers that due to an absence of any reference to retirement villages in the Centres and Mixed Use and Residential Design Guides their inclusion as matters of discretion in Clauses 3 and 4 are not of relevance / applicable to retirement villages and should be deleted. Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects offered by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites.	<p>Amend CCZ-R19 (Alterations and additions to buildings and structures) as follows:</p> <p>...</p> <p>Notification status:</p> <p>An application for resource consent made in respect of rule CCZ-R19.2 which complies with CCZ-S5, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13 is precluded from being either publicly or limited notified.</p> <p>An application for resource consent made in respect of rule CCZ-R19.2 which results from non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S6, CCZ-S7 and CCZ-S8 is precluded from being publicly notified.</p> <p><u>An application for resource consent for a retirement village made in respect of rule CCZ-R19.2 is precluded from being publicly notified.</u></p> <p><u>An application for resource consent for a retirement village made in respect of rule CCZ-R19.2 where compliance is achieved with CCZ-S1 - CCZ-S3 is precluded from being limited notified.</u></p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Argosy Property No. 1 Limited	383.115	Amend	<p>Supports that alterations and additions to buildings or structures are permitted, however the requirement that they do not alter the external appearance of a building or structure would likely make all alterations and additions non-compliant with the permitted activity rule. It is considered that the other standards are sufficient to control alterations and additions that can occur as a permitted activity. Argosy also supports alterations and additions to buildings or structures that do not comply with CCZ-R19.1 being a restricted discretionary activity. However, Argosy opposes Policy CCZ-P11 and the Centres and Mixed-Use Design Guide guideline G107 – City Outcomes Contribution being included in matters of discretion, as stated above. Supports applications for resource consent made in respect of CCZ-R19.2.a being precluded from limited or public notification because this is appropriate for alterations or additions to existing buildings within a city centre to achieve the intended development capacity.</p>	<p>Amend CCZ-R19 (Additions and alterations to buildings and structures):</p> <p>1. Activity status: Permitted Where: a. Any alterations or additions to a building or structure that: <del>i. Do not alter the external appearance of the building or structure; or</del></p> <p>2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of CCZ-R19.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, <del>CCZ-P11</del> and CCZ-P12;</li> <li>The extent and effect of non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13;</li> <li>Construction impacts on the transport network;</li> <li><del>The Centres and Mixed-Use Design Guide, including</del> guideline G107 - City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building; and</li> <li>The Residential Design Guide.</li> </ol>
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Kāinga Ora Homes and Communities	391.727	Support in part	<p>Supports this rule in part, and particularly the preclusion of public and limited notification. Seeks amendments to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought, and to remove reference to the “City Outcomes Contribution”. Considers it is unclear why the creation of new residential units needs control as residential activities are encouraged in the City Centre and other rules control the location of residential activities.</p>	<p>Retain CCZ-R19 (Alterations and additions to buildings and structures) and seeks amendments.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Kāinga Ora Homes and Communities	391.728	Amend	Supports this rule in part, and particularly the preclusion of public and limited notification. Seeks amendments to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought, and to remove reference to the “City Outcomes Contribution”. Considers it is unclear why the creation of new residential units needs control as residential activities are encouraged in the City Centre and other rules control the location of residential activities.	Amend CCZ-R19 (Alterations and additions to buildings and structures) as follows:  Activity status: Permitted where: ... <del>iii. Do not result in the creation of new residential units; and</del> ... 2. Activity status: Restricted Discretionary ... Matters of discretion are: 1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8 CCZ-P9, CCZ-P10, <del>CCZ-P11</del> and CCZ-P12; 2. The extent and effect of non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, <del>CCZ-S10, CCZ-S11, CCZ-S12</del> and CCZ-S13; 3. Construction impacts on the transport network; 4. <u>The following urban design outcomes</u> <u>a. Provides an effective public private interface;</u> <u>b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> <u>c. Provides high quality buildings;</u> <del>5. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building; and</del> <del>6. The Residential Design Guide.</del> ...
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Oyster Management Limited	404.71	Support in part	Supports that additions and alterations are Permitted.	Retain CCZ-R19 (Alterations and additions to buildings and structures) with amendments.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Oyster Management Limited	404.72	Amend	Supports that additions and alterations are Permitted. Does not support that the Permitted activity status requires there to be no alterations to external appearance of the building. The submitter considers that this requirement would likely make all alterations and additions non-compliant with the permitted activity rule. Considers that other standards are sufficient to control alterations as a Permitted activity.	Amend CCZ-R19.1.a (Alterations and additions to buildings and structures) to:  1. Activity status: Permitted Where: a. Any alterations or additions to a building or structure that: <del>i. Do not alter the external appearance of the building or structure; or</del> ii. Relate to a building frontage below verandah level, including entranceways and glazing and compliance with CCZ-S8 is achieved; or iii. Do not result in the creation of new residential units; and iv. Are not visible from public spaces; and v. Comply with standards CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7 and CCZ-S8.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Oyster Management Limited	404.73	Amend	Supports that additions and alterations that are unable to comply with CCZ-R19.1 being a RD activity.	Retain CCZ-R19.2 (Alterations and additions to buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Oyster Management Limited	404.74	Support	Supports that applications for consent under CCZ-R19.2.a being precluded from public and limited notification.	Retain CCZ-R19.2 (Alterations and additions to buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Investore Property Limited	405.132	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain CCZ-R19.2 (Alterations and additions to buildings and structures) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Investore Property Limited	405.133	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend CCZ-R19.2 (Alterations and additions to buildings and structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Willis Bond and Company Limited	416.168	Amend	<p>Submitter generally supports the intent of the Design Guides, but opposes their inclusion in the District Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- In many areas, the Design Guides overlap with the objectives and policies in Part 3. This will cause confusion for both planners and developers in attempting to interpret the Design Guides alongside Part 3. In particular, the submitter queries how the 'Outcomes' in the Design Guides are to be read alongside other provisions in the plan.</li> <li>- It will be simpler to update the Design Guides to reflect best practice if they remain non-statutory.</li> <li>- The way the Design Guides are included as relevant criteria for restricted discretionary activities significantly expands the Council's discretion beyond what could normally be expected, for example, the Residential Design Guide contains various provisions dealing with internal areas such as G114-116 (internal living spaces) and G130-131 (internal storage).</li> </ul>	<p>Amend CCZ-R19.2 (Alterations and additions to buildings and structures) as follows:</p> <p>...</p> <p>Matters of discretion are:</p> <p>...</p> <p><del>4. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building; and</del></p> <p>...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Fabric Property Limited	425.63	Amend	<p>Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of "density done well" as stated in the Design Guide.</p> <p>Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.</p>	<p>Amend CCZ-R19.2.4 (City Outcomes Contribution) as follows:</p> <p>...</p> <p>3. Construction impacts on the transport network; <u>and</u></p> <p><del>4. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building; and</del></p> <p>...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Fabric Property Limited	425.64	Support in part	Supports CCZ-R19 in part, and in particular supports the preclusion of limited and public notification, and the permitted activity status for activities that comply with the specified conditions.	Retain CCZ-R19.2 (Alterations and additions to buildings and structures), with amendments.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Fabric Property Limited	425.65	Support in part	Supports CCZ-R19 in part, and in particular supports the preclusion of limited and public notification, and the permitted activity status for activities that comply with the specified conditions.	Retain CCZ-R19.1 (Alterations and additions to buildings and structures) as notified, with respect to the permitted activity status for activities that comply with the specified conditions.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Fabric Property Limited	425.66	Oppose in part	The requirement that additions and alterations do not alter the external appearance of a building or structure would likely make all alterations and additions non-compliant with the permitted activity rule. It is considered that the other standards are sufficient to control alterations and additions that can occur as a permitted activity, and Fabric opposes rule CCZ-R19.1. a.i.	Opposes CCZ-19.1.a.i (Alterations and additions to buildings and structures) insofar as this would make all alterations and additions that alter the external appearance of the building non-compliant with the permitted activity rule.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Fabric Property Limited	425.67	Oppose in part	Seeks that the references to the design guides and Policy CCZ-P11 in the matters of discretion of CCZ-R19 are removed and replaced with references to the specific design outcomes that are sought. It is not appropriate to provide that the Council's discretion to consider all matters in the design guides. This does not give any clear direction or certainty for applicants, and would be onerous for the preparation and assessment of resource consent applications.	Opposes CCZ-19.2.1 (Alterations and additions to buildings and structures) with respect to the CCZ-P11 (City outcomes contribution) as a matter of discretion, and seeks amendment.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Fabric Property Limited	425.68	Oppose in part	Seeks that the references to the design guides and Policy CCZ-P11 in the matters of discretion of CCZ-R19 are removed and replaced with references to the specific design outcomes that are sought. It is not appropriate to provide that the Council's discretion to consider all matters in the design guides. This does not give any clear direction or certainty for applicants, and would be onerous for the preparation and assessment of resource consent applications.	Opposes CCZ-19.2.4 (Alterations and additions to buildings and structures) with respect to the references to the design guides as a matter of discretion, and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Fabric Property Limited	425.69	Oppose in part	Seeks that the references to the design guides and Policy CCZ-P11 in the matters of discretion of CCZ-R19 are removed and replaced with references to the specific design outcomes that are sought. It is not appropriate to provide that the Council's discretion to consider all matters in the design guides. This does not give any clear direction or certainty for applicants, and would be onerous for the preparation and assessment of resource consent applications.	Opposes CCZ-19.2.5 (Alterations and additions to buildings and structures) with respect to the references to the design guides as a matter of discretion, and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Fabric Property Limited	425.70	Amend	Seeks that the references to the design guides and Policy CCZ-P11 in the matters of discretion of CCZ-R19 are removed and replaced with references to the specific design outcomes that are sought. It is not appropriate to provide that the Council's discretion to consider all matters in the design guides. This does not give any clear direction or certainty for applicants, and would be onerous for the preparation and assessment of resource consent applications.	Amend CCZ-19.2 (Alterations and additions to buildings and structures) as follows: ... Matters of discretion are: 1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, <del>CCZ-P11</del> and CCZ-P12; 2. The extent and effect of non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13; 3. Construction impacts on the transport network; <del>;</del> <del>4. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building; and</del> <del>5. The Residential Design Guide.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-R19	Fabric Property Limited	425.71	Support in part	Supports CCZ-R19 in part, and in particular supports the preclusion of limited and public notification, and the permitted activity status for activities that comply with the specified conditions.	Retain notification clauses under CCZ-R19.2 (Alterations and additions to buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Precinct Properties New Zealand Limited	139.50	Support in part	Supports the preclusion of limited and public notification under CCZ-R20.2.	Retain notification clauses under CCZ-R20.2 (Construction of buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Precinct Properties New Zealand Limited	139.51	Amend	Seeks that the references to the design guides in the matters of discretion of CCZ-R20 are removed and replaced with references to the specific design outcomes that are sought. It is not appropriate to provide the Council discretion to consider all matters in the Design Guide. This does not give any clear direction or certainty for applicants, and would be onerous for the preparation and assessment of resource consent applications.	Amend CCZ-R10.2 (Construction of buildings and structures) so that the references to the design guides in the matters of discretion are removed and replaced with references to the specific design outcomes that are sought.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Stratum Management Limited	249.30	Amend	<p>Considers that Rule CCZ-R20 (Construction of buildings and structures) controls the construction of new buildings in the zone.</p> <p>It includes two non-notification statements that reference various standards. Under the first statement, non-compliance with certain standards can be addressed without either public or limited notification. This statement is supported.</p> <p>Under the second statement, non-compliance with the listed standards can be addressed without public notification, but limited notification remains a possibility, to be determined in accordance with the applicable statutory tests. This statement is supported overall, but deletion of the reference to standard CCZ-S1 (Maximum height) is the maximum height standard. The effects of a maximum height breach can be determined without need for limited notification as they can be objectively assessed with reference to the potential effects caused.</p> <p>An additional non-notification statement is sought for a situation where all standards are complied with. This would appear to be inferred in the construction of the rule but should be objectively stated as the non-notification statements are only currently engaged where at least one standard is not complied with.</p> <p>A minor change is sought to matter of discretion (3) to clarify its applicability.</p>	<p>Seeks that the third matter of discretion under CCZ-R20.2 (Construction of buildings and structures) is amended as follows:</p> <p>3. The Centres and Mixed-Use Design Guide, including guideline <del>97.107</del> – City Outcomes Contribution for any building that <u>does not meet the minimum height requirements, or</u> exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Stratum Management Limited	249.31	Amend	<p>Considers that Rule CCZ-R20 (Construction of buildings and structures) controls the construction of new buildings in the zone.</p> <p>It includes two non-notification statements that reference various standards. Under the first statement, non-compliance with certain standards can be addressed without either public or limited notification. This statement is supported.</p> <p>Under the second statement, non-compliance with the listed standards can be addressed without public notification, but limited notification remains a possibility, to be determined in accordance with the applicable statutory tests. This statement is supported overall, but deletion of the reference to standard CCZ-S1 (Maximum height) is the maximum height standard. The effects of a maximum height breach can be determined without need for limited notification as they can be objectively assessed with reference to the potential effects caused.</p> <p>An additional non-notification statement is sought for a situation where all standards are complied with. This would appear to be inferred in the construction of the rule but should be objectively stated as the non-notification statements are only currently engaged where at least one standard is not complied with.</p> <p>A minor change is sought to matter of discretion (3) to clarify its applicability.</p>	<p>Seeks that CCZ-R20 (Construction of buildings and structures) is amended to include new non-notification statement as follows:</p> <p><u>An application for resource consent made in respect of rule R20.2.a which does not result in any non-compliances with the listed standards is precluded from being either publicly or limited notified.</u></p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Stratum Management Limited	249.32	Amend	<p>Considers that Rule CCZ-R20 (Construction of buildings and structures) controls the construction of new buildings in the zone.</p> <p>It includes two non-notification statements that reference various standards. Under the first statement, non-compliance with certain standards can be addressed without either public or limited notification. This statement is supported.</p> <p>Under the second statement, non-compliance with the listed standards can be addressed without public notification, but limited notification remains a possibility, to be determined in accordance with the applicable statutory tests. This statement is supported overall, but deletion of the reference to standard CCZ-S1 (Maximum height) is sought. CCZ-S1 (Maximum height) is the maximum height standard. The effects of a maximum height breach can be determined without need for limited notification as they can be objectively assessed with reference to the potential effects caused.</p> <p>An additional non-notification statement is sought for a situation where all standards are complied with. This would appear to be inferred in the construction of the rule but should be objectively stated as the non-notification statements are only currently engaged where at least one standard is not complied with.</p> <p>A minor change is sought to matter of discretion (3) to clarify its applicability.</p>	Seeks that the second non notification statement under CCZ-R20 (Construction of buildings and structures) is amended to remove the reference to standard CCZ-S1 (Maximum height).
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Wellington City Council	266.158	Amend	<p>Considers a notification status statement is missing in relation to developments where all standards are met.</p>	<p>Amend CCZ-R20.2 (Construction of buildings and structures) as follows:</p> <p>Notification status:</p> <p><u>An application for resource consent made in respect of rule CCZ-R20.2.a which complies with all standards is precluded from being either publicly or limited notified. (...)</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Fire and Emergency New Zealand	273.319	Support	<p>Supports the rule as the construction or, or additions and alterations to, buildings and structures within the CCZ is a permitted activity.</p>	<p>Retain CCZ-R20 (Construction of buildings and structures) as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Restaurant Brands Limited	349.196	Oppose	<p>Opposed to the cross reference to the Centres and Mixed-Use Design Guide within the matters of discretion. The cross reference to the policies of the CCZ is sufficient to ensure that development achieves a “good quality, well-functioning environment” as required by CCZ-O3.</p>	<p>Amend CCZ-R20 (Construction of buildings and structures) as follows:</p> <p>...</p> <p>Matters of discretion are:</p> <p>...</p> <p><del>4. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building; and</del></p> <p><del>5.4.</del></p> <p><del>6.5.</del></p> <p><del>7.6. ...</del></p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Retirement Villages Association of New Zealand Incorporated	350.298	Support in part	Supports CCZ-R20 and the permitting of the construction of buildings and structures when complying with the relevant built form standards; and the triggering of more restrictive activity statuses based on non-compliance with relevant built form standards. Considers that the construction of a retirement village should be a restricted discretionary activity, and that in addition to the matters of discretion of any infringed standard, the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities). Considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.	Retain CCZ-R20 (Construction of buildings and structures) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Retirement Villages Association of New Zealand Incorporated	350.299	Amend	Supports CCZ-R20 and the permitting of the construction of buildings and structures when complying with the relevant built form standards; and the triggering of more restrictive activity statuses based on non-compliance with relevant built form standards. Considers that the construction of a retirement village should be a restricted discretionary activity, and that in addition to the matters of discretion of any infringed standard, the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities). Considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.	Amend CCZ-R20 (Construction of buildings and structures) as follows: 1. Activity status: Permitted ... 2. Activity status: Restricted discretionary ... 3. <u>Activity status: Restricted Discretionary</u> <u>Where:</u> a. <u>The application is for a retirement village.</u> <u>Matters of discretion are:</u> 1. <u>The matters in CCZ-P1, CCZ-P2, CCZ-P3, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8 CCZ-P9, CCZ-P10 and CCZ-P13;</u> 2. <u>The extent and effect of any identifiable site constraints;</u> 3. <u>The impacts of related construction activities on the transport network;;</u> 4. <u>The availability and connection to existing or planned three waters infrastructure;</u> 5. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u> 6. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u> 7. <u>When assessing the matters in 1 -4, consider:</u> a. <u>The need to provide for efficient use of larger sites; and</u> b. <u>The functional and operational needs of the retirement village;</u> 8. <u>The positive effects of the construction, development and use of the retirement village.</u>  For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Retirement Villages Association of New Zealand Incorporated	350.300	Amend	Supports CCZ-R20 and the permitting of the construction of buildings and structures when complying with the relevant built form standards; and the triggering of more restrictive activity statuses based on non-compliance with relevant built form standards. Considers that the construction of a retirement village should be a restricted discretionary activity, and that in addition to the matters of discretion of any infringed standard, the construction of retirement villages should have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities). Considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.	Amend CCZ-R20 (Construction of buildings and structures) as follows: ... <u>Notification:</u> - <u>An application for resource consent for a retirement village made in respect of rule CCZ-R20.3 is precluded from being publicly notified.</u> - <u>An application for resource consent for a retirement village made in respect of rule CCZ-R20.3 where compliance is achieved with CCZ-S1, CCZ-S2, CCZ-S3 is precluded from being limited notified.</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Woolworths New Zealand	359.87	Amend	Considers that CCZ-R20.1 should be amended to establish a baseline for supermarket operations within the LCZ that is greater than the current threshold of 100m <sup>2</sup> for new buildings on account of the general operational requirements of the stores. This proposed baseline of 450m <sup>2</sup> is considered a commensurate response given the typical scale of supermarket buildings in this zone.	<p>Amend CCZ-R20.1 (Construction of buildings and structures) as follows:</p> <p>Activity status: Permitted</p> <p>Where:</p> <p>a. It involves the construction of any new building or structure that:</p> <ul style="list-style-type: none"> <li>i. Will have a gross floor area of 100m<sup>2</sup> or less; and</li> <li>ii. Will have a gross floor area of less than 450m<sup>2</sup> where it accommodates a supermarket; and</li> <li>iii. Will result in a building coverage of no more than 20 percent;</li> </ul> <p>b. Compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13 is achieved.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Woolworths New Zealand	359.88	Amend	Considers that CCZ-R20.2 should be amended to reflect changes to standard CCZ-S4 which would exclude supermarkets from compliance with the minimum building height standard. There are also concerns around the inclusion of the Centres and Mixed Use Design Guide within these matters of discretion on account of the unnecessary scope this introduces in a restricted discretionary consenting framework. As such, it is specifically sought that that this is excluded from the matters of discretion for new supermarket buildings.	<p>Amend CCZ-R20.2 (Construction of buildings and structures) as follows:</p> <p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. For all buildings excluding supermarkets, compliance with any of the requirements of CCZ-R20.1, excluding CCZ-S4, cannot be achieved.</p> <p>b. For supermarkets compliance with any of the requirements of CCZ-R20.1, cannot be achieved.</p> <p><u>Note: Supermarkets are not required to comply with CCZ-S4</u></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, CCZ-P11 and CCZ-P12;</li> <li>2. The extent and effect of non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13;</li> <li>3. The Centres and Mixed-Use Design Guide, including guideline <del>G407</del> 97 - City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building (excluding supermarkets);</li> <li>4. The Residential Design Guide;</li> <li>5. The extent and effect of any identifiable site constraints;</li> <li>6. The impacts of related construction activities on the transport network; and</li> <li>7. The availability and connection to existing or planned three waters infrastructure.</li> </ol>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Woolworths New Zealand	359.89	Amend	Considers that CCZ-R20.2 should be amended to reflect changes to standard CCZ-S4 which would exclude supermarkets from compliance with the minimum building height standard. There are also concerns around the inclusion of the Centres and Mixed Use Design Guide within these matters of discretion on account of the unnecessary scope this introduces in a restricted discretionary consenting framework. As such, it is specifically sought that that this is excluded from the matters of discretion for new supermarket buildings.	Amend CCZ-R20.3 (Construction of buildings and structures) as follows:  3. Activity status: Discretionary  Where:  a. Compliance with the requirements of CCZ-S4 cannot be achieved, <u>unless the development is a supermarket</u> .  Notification status: An application for resource consent made in respect of rule CCZ- R20.3 which results in non-compliance with CCZ-S4 is precluded from being either publicly or limited notified. Comment:
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Argosy Property No. 1 Limited	383.116	Amend	Supports construction of buildings being a permitted activity where it complies with Rule CCZ-R20.1 or a restricted discretionary activity where it complies with Rule CCZ-R20.2 except as stated below. Argosy opposes Policy CCZ-P11 and the Centres and Mixed-Use Design Guide guideline G107 – City Outcomes Contribution being included in matters of discretion, as stated above. Argosy also opposes “the extent and effect of any identifiable site constraints” being included as a matter of discretion. This is unclear and could have the effect of giving the consent authority unrestricted discretion, and should be deleted. Alternatively, it should be amended to identify the types of constraints which may be relevant. For example, similar language could be used to the assessment criteria for some restricted discretionary activities in the City Centre zone of the Auckland Unitary Plan which include “whether there are particular site development characteristics in terms of unusual site size, shape or orientation, or the location and nature of existing buildings which have constrained the form of the development proposed” (H8.8.2).Argosy also opposes buildings below the minimum building height of 22m being a discretionary activity, and seeks for this to be a restricted discretionary activity. This would enable flexibility where there are practical constraints on buildings being constructed which are below 22m, while enabling the Council to retain its discretion in relation to matters which relate to maximising the benefits of intensification.	Amend CCZ-R20 (Construction of buildings and structures):  2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of CCZ-R20.1, excluding CCZ-S4, cannot be achieved.  Matters of discretion are: 1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, <del>CCZ-P11</del> and CCZ-P12; 2. The extent and effect of non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13; 3. <del>The Centres and Mixed Use Design Guide, including guideline G107 - City Outcomes Contribution</del> for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building;
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Kāinga Ora Homes and Communities	391.729	Support in part	Supports this rule in part, and particularly the preclusion of public and limited notification. Seeks amendments to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought, and to remove reference to the “City Outcomes Contribution”	Retain CCZ-R20 (Construction of buildings and structures) and seeks amendments.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Kāinga Ora Homes and Communities	391.730	Amend	Supports this rule in part, and particularly the preclusion of public and limited notification. Seeks amendments to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought, and to remove reference to the “City Outcomes Contribution”	Amend CCZ-R20 (Construction of buildings and structures) as follows:  1. Activity status: Restricted Discretionary Where: 1. Compliance with any of the requirements of CCZ-R20.1, excluding CCZ-S4, cannot be achieved.  Matters of discretion are: 1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, <del>CCZ-P8</del> , CCZ-P9, CCZ-P10, <del>CCZ-P11</del> and CCZ-P12; 2. The extent and effect of non-compliance with <del>CCZ-S1</del> , CCZ-S2, CCZ-S3, CCZ-S5, CCZ-S6, CCZ-S7, <del>CCZ-S8</del> , CCZ-S9, <del>CCZ-S10</del> , <del>CCZ-S11</del> , <del>CCZ-S12</del> and CCZ-S13; <u>3. The following urban design outcomes</u> <u>a. Provides an effective public private interface;</u> <u>b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood; and</u> <u>c. Provides high quality buildings;</u> <del>4. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building;</del> <del>5. The Residential Design Guide;</del> ... ...
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Oyster Management Limited	404.75	Support in part	Supports construction of buildings being a permitted activity where it complies with Rule CCZ-R20.1 or a restricted discretionary activity where it complies with Rule CCZ-R20.2.	Retain CCZ-R20 (Construction of buildings and structures) with amendments.
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Oyster Management Limited	404.76	Oppose	Considers that point 5 of the Matters of Discretion in CCZ-R20.2 is unclear and may result in Council having unrestricted discretion. Considers this should be deleted, or amended to identify types of constraints that may be relevant [Refer to original submission for full reason] .	Amend CCZ-R20.2 (Construction of buildings and structures) as follows:  Matters of discretion are: ... 4. The Residential Design Guide; <del>5. The extent and effect of any identifiable site constraints;</del> 6. The impacts of related construction activities on the transport network; and 7. The availability and connection to existing or planned three waters infrastructure.  OR  Amend point 5 above to clarify what types of site constraints may be relevant.
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Investore Property Limited	405.134	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain CCZ-R20.2 (Construction of buildings and structures) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Investore Property Limited	405.135	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend CCZ-R20.2 (Construction of buildings and structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Willis Bond and Company Limited	416.169	Amend	<p>Submitter considers that changes are required to CCZ-R20 for the following reasons:</p> <ul style="list-style-type: none"> <li>- The Design Guides should be non-statutory [Refer to original submission for full reason].</li> <li>- The City Outcomes Contribution will not be required if height limits are removed [Refer to original submission for full reason].</li> <li>- “The extent and effect of any identifiable site constraints” is vague and will be difficult to apply. It appears to refer to technical constraints which developers will necessarily take into account outside of the RM process.</li> <li>- “The impacts of related construction activities on the transport network” [Refer to original submission for full reason].</li> <li>- “The availability and connection to existing or planned three waters infrastructure” – This should be managed via development contributions / financial contributions.</li> </ul>	<p>Amend CCZ-R20.2 (Construction of buildings and structures) as follows:</p> <p>...</p> <p><del>3. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building;</del></p> <p><del>4. The Residential Design Guide;</del></p> <p><del>5. The extent and effect of any identifiable site constraints;</del></p> <p><del>6. The impacts of related construction activities on the transport network; and</del></p> <p><del>7. The availability and connection to existing or planned three waters infrastructure.</del></p> <p>...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Willis Bond and Company Limited	416.170	Amend	<p>Submitter considers that changes are required to CCZ-R20 for the following reasons:</p> <ul style="list-style-type: none"> <li>- The Design Guides should be non-statutory [Refer to original submission for full reason].</li> <li>- The City Outcomes Contribution will not be required if height limits are removed [Refer to original submission for full reason].</li> <li>- “The extent and effect of any identifiable site constraints” is vague and will be difficult to apply. It appears to refer to technical constraints which developers will necessarily take into account outside of the RM process.</li> <li>- “The impacts of related construction activities on the transport network” [Refer to original submission for full reason].</li> <li>- “The availability and connection to existing or planned three waters infrastructure” – This should be managed via development contributions / financial contributions.</li> </ul>	<p>Seeks that CCZ-R20.2 (Construction of buildings and structures) be amended (to clarify that applications that comply with all the relevant standards will not be notified) as follows:</p> <p>...</p> <p>Notification status:</p> <p>...</p> <p><u>An application for resource consent made in respect of Rule 20.2.a which complies with CCZ-S1 to S13 is precluded from being either publicly or limited notified.</u></p> <p>...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Fabric Property Limited	425.72	Amend	<p>Opposed to the ‘City Outcomes Contributions’ provisions, and specifically is opposed to requiring ‘City Outcomes Contributions’ for ‘over height’ development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>The ‘City Outcomes Contributions’ have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of “density done well” as stated in the Design Guide.</p> <p>Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.</p>	<p>Amend CCZ-R20.2.3 (City Outcomes Contribution) as follows:</p> <p>...</p> <p><del>3. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building;</del></p> <p>...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Fabric Property Limited	425.73	Support in part	<p>Supports CCZ-R20 in part, and in particular supports the preclusion of limited and public notification, and the permitted activity status for activities that comply with the specified conditions.</p>	<p>Retain CCZ-R20 (Construction of buildings and structures), with amendments.</p>



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Fabric Property Limited	425.74	Oppose in part	Seeks that the references to the design guides and Policy CCZ-P11 in the matters of discretion of CCZ-R20 are removed and replaced with references to the specific design outcomes that are sought. It is not appropriate to provide that the Council's discretion to consider all matters in the design guides. This does not give any clear direction or certainty for applicants, and would be onerous for the preparation and assessment of resource consent applications.	Opposes CCZ-20.2.1 (Construction of buildings and structures) with respect to the CCZ-P11 (City outcomes contribution) as a matter of discretion, and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Fabric Property Limited	425.75	Oppose in part	Seeks that the references to the design guides and Policy CCZ-P11 in the matters of discretion of CCZ-R20 are removed and replaced with references to the specific design outcomes that are sought. It is not appropriate to provide that the Council's discretion to consider all matters in the design guides. This does not give any clear direction or certainty for applicants, and would be onerous for the preparation and assessment of resource consent applications.	Opposes CCZ-20.2.3 (Construction of buildings and structures) with respect to the references to the design guides as a matter of discretion, and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Fabric Property Limited	425.76	Oppose in part	Seeks that the references to the design guides and Policy CCZ-P11 in the matters of discretion of CCZ-R20 are removed and replaced with references to the specific design outcomes that are sought. It is not appropriate to provide that the Council's discretion to consider all matters in the design guides. This does not give any clear direction or certainty for applicants, and would be onerous for the preparation and assessment of resource consent applications.	Opposes CCZ-20.2.4 (Construction of buildings and structures) with respect to the references to the design guides as a matter of discretion, and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Fabric Property Limited	425.77	Oppose in part	Seeks clarification on "the extent and effect of any identifiable site constraints" in the matters of discretion. This is unclear and could have the effect of giving the consent authority unrestricted discretion, and should be deleted. Alternatively, it should be amended to identify the types of constraints which may be relevant.	Opposes CCZ-R20.2.5 (Construction of buildings and structures) with respect to 'the extent and effect of any site constraints'.
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Fabric Property Limited	425.78	Amend	Seeks clarification on "the extent and effect of any identifiable site constraints" in the matters of discretion. This is unclear and could have the effect of giving the consent authority unrestricted discretion, and should be deleted. Alternatively, it should be amended to identify the types of constraints which may be relevant.	Clarify CCZ-R20.2.5 (Construction of buildings and structures) is amended to identify the types of constraints which may be relevant.  [As an alternative to deleting this matter of discretion]
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Fabric Property Limited	425.79	Amend	Seeks that the references to the design guides and Policy CCZ-P11 in the matters of discretion of CCZ-R20 are removed and replaced with references to the specific design outcomes that are sought. It is not appropriate to provide that the Council's discretion to consider all matters in the design guides. This does not give any clear direction or certainty for applicants, and would be onerous for the preparation and assessment of resource consent applications.	Amend CCZ-20.2 (Construction of buildings and structures) as follows:  ... Matters of discretion are:  1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, <del>CCZ-P11</del> and CCZ-P12; 2. The extent and effect of non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13; <del>3. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building;</del> <del>4. The Residential Design Guide;</del> <del>5. The extent and effect of any identifiable site constraints;</del> <del>3.6. The impacts of related construction activities on the transport network; and</del> <del>4.7. The availability and connection to existing or planned three waters infrastructure.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-R20	Fabric Property Limited	425.80	Support in part	Supports CCZ-R20 in part, and in particular supports the preclusion of limited and public notification, and the permitted activity status for activities that comply with the specified conditions.	Retain notification clauses under CCZ-R20.2 (Construction of buildings and structures) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R21	Fire and Emergency New Zealand	273.320	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 CCZ-R21 (Conversion of buildings or parts of buildings for residential activities), with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R21	Fire and Emergency New Zealand	273.321	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 CCZ-R21 (Conversion of buildings or parts of buildings for residential activities) as follows:  Matters of discretion are: ... 3. The relevant guidance contained within the Residential Design Guide; <del>and</del> , 4. The availability and connection to existing or planned three waters infrastructure; <del>and</del> 5. <u>The availability and connection to existing or planned three waters infrastructure, including for firefighting purposes.</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-R21	Argosy Property No. 1 Limited	383.117	Support	Supports the conversion of buildings, or parts of buildings, for residential activities being a restricted discretionary activity as this may be appropriate as part of a well-functioning urban environment.	Retain CCZ-R21 (Conversion of buildings or parts of buildings for residential activities) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-R21	Kāinga Ora Homes and Communities	391.731	Support in part	Supports this rule in part, and particularly supports the preclusion public and limited notification. Seeks amendments to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought.	Retain CCZ-R21 (Conversion of buildings, or parts of buildings, for residential activities) and seeks amendments.
Commercial and mixed use Zones / City Centre Zone / CCZ-R21	Kāinga Ora Homes and Communities	391.732	Amend	Supports this rule in part, and particularly supports the preclusion public and limited notification. Seeks amendments to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought.	Amend CCZ-R21 (Conversion of buildings, or parts of buildings, for residential activities) as follows:  1. Activity status: Restricted Discretionary  Matters of discretion are: 1. The matters in CCZ-P1, CCZ-P4 and CCZ-P10; 2. The extent of compliance with standards CCZ-S9, <del>CCZ-S10</del> and CCZ-S13 and satisfaction of associated assessment criteria; 3. <del>The relevant guidance contained within the Residential Design Guide;</del> <u>The following centres urban design outcomes:</u> <u>a. Provides an effective public private interface;</u> <u>b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> <u>c. Provides high quality buildings; and</u> 4. The availability and connection to existing or planned three waters infrastructure....
Commercial and mixed use Zones / City Centre Zone / CCZ-R21	Oyster Management Limited	404.77	Amend	Considers that the RD activity status of converting buildings or parts of buildings is likely to prevent conversions occurring. Considers there should be a tiered activity status approach subject to standards, appropriate matters of control, or discretion.	Amend Rule CCZ-R21 (Conversion of buildings, or parts of buildings, for residential activities) to provide for conversion of office to residential as either a permitted, controlled or restricted discretionary activity subject to compliance with appropriate standards (permitted), or appropriate matters of control and discretion (controlled and restricted discretionary).
Commercial and mixed use Zones / City Centre Zone / CCZ-R21	Oyster Management Limited	404.78	Support	Supports that building conversions will not be limited or publicly notified.	Retain notification status of CCZ-R21 (Conversion of buildings, or parts of buildings, for residential activities) for all activity statuses.
Commercial and mixed use Zones / City Centre Zone / CCZ-R21	Investore Property Limited	405.136	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain CCZ-R21.1 (Conversion of buildings, or parts of buildings, for residential activities) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R21	Investore Property Limited	405.137	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend CCZ-R21.1 (Conversion of buildings, or parts of buildings, for residential activities) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.
Commercial and mixed use Zones / City Centre Zone / CCZ-R21	Willis Bond and Company Limited	416.171	Amend	Submitter considers that changes are required to CCZ-R21 for the following reasons: - The Design Guides should be non-statutory [Refer to original submission for full reason]. - "The availability and connection to existing or planned three waters infrastructure" – This should be managed via development contributions / financial contributions.	Amend CCZ-R21 (Conversion of buildings, or parts of buildings, for residential activities) as follows: ... <del>3. The relevant guidance contained within the Residential Design Guide; and</del> <del>4. The availability and connection to existing or planned three waters infrastructure.</del> ...

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-R22	Fire and Emergency New Zealand	273.322	Support in part	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.	Supports CCZ-R22 (Outdoor storage areas), with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-R22	Fire and Emergency New Zealand	273.323	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.	Amend CCZ-R22 (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>b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</b>
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-R1	Willis Bond and Company Limited	416.172	Amend	Submitter considers that the activities that are permitted overlook Educational Facilities.  Submitter considers that generally, the activities considered in this section are very narrow – for example, childcare activities are not permitted, which is a current activity within Te Ngakau Civic Square Precinct.	Seeks that CCZ-PREC01 Permitted Activity rules are expanded to consider more activities.  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-R2	Willis Bond and Company Limited	416.173	Amend	Submitter considers that the activities that are permitted overlook Educational Facilities.  Submitter considers that generally, the activities considered in this section are very narrow – for example, childcare activities are not permitted, which is a current activity within Te Ngakau Civic Square Precinct.	Seeks that CCZ-PREC01 Permitted Activity rules are expanded to consider more activities.  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-R3	Willis Bond and Company Limited	416.174	Amend	Submitter considers that the activities that are permitted overlook Educational Facilities.  Submitter considers that generally, the activities considered in this section are very narrow – for example, childcare activities are not permitted, which is a current activity within Te Ngakau Civic Square Precinct.	Seeks that CCZ-PREC01 Permitted Activity rules are expanded to consider more activities.  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-R4	Willis Bond and Company Limited	416.175	Amend	Submitter considers that the activities that are permitted overlook Educational Facilities.  Submitter considers that generally, the activities considered in this section are very narrow – for example, childcare activities are not permitted, which is a current activity within Te Ngakau Civic Square Precinct.	Seeks that CCZ-PREC01 Permitted Activity rules are expanded to consider more activities.  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-R5	Willis Bond and Company Limited	416.176	Amend	Submitter considers that the activities that are permitted overlook Educational Facilities.  Submitter considers that generally, the activities considered in this section are very narrow – for example, childcare activities are not permitted, which is a current activity within Te Ngakau Civic Square Precinct.	Seeks that CCZ-PREC01 Permitted Activity rules are expanded to consider more activities.  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-R6	Willis Bond and Company Limited	416.177	Amend	Submitter considers that the activities that are permitted overlook Educational Facilities.  Submitter considers that generally, the activities considered in this section are very narrow – for example, childcare activities are not permitted, which is a current activity within Te Ngakau Civic Square Precinct.	Seeks that CCZ-PREC01 Permitted Activity rules are expanded to consider more activities.  [Inferred decision requested].

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-R7	Parliamentary Service	375.17	Amend	There are two separate CCZ-PREC01-R7 in the CCZ chapter.	Amend the City Centre Zone chapter to remove the double CCZ-PREC01-R7 provision.  [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-R7	Argosy Property No. 1 Limited	383.118	Amend	This is because: - This provision elevates what is normally a design guide into a rule. A design guide should be separate to a plan. The Design Guide should be an external document to the District Plan and be referenced as a guide only. - Further, this provision, provides a mechanism for the Council to require these aspects as part of a development. This is inappropriate. A development should be assessed on its merits.	Amend CCZ-PREC01-R7 (Construction of buildings and structures, additions and alterations to buildings and structures):  Matters of discretion are: ... <del>3. The Centres and Mixed Use Design Guide;</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-R7	Willis Bond and Company Limited	416.178	Amend	Submitter considers that the activities that are permitted overlook Educational Facilities.  Submitter considers that generally, the activities considered in this section are very narrow – for example, childcare activities are not permitted, which is a current activity within Te Ngakau Civic Square Precinct.	Seeks that at minimum, amend CCZ-PREC01-R7 (All other land use activities) by re-numbering the CCZ-PREC01-R7 as CCZ-PREC01-R8.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-R7	Willis Bond and Company Limited	416.179	Amend	Submitter notes this rule number is incorrect. Based on current drafting it should be number CCZ-PREC01-R8.	Amend CCZ-PREC01-R7 (Construction of buildings and structures, additions and alterations to buildings and structures) rule numbering to CCZ-PREC01-R8.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-R7	Willis Bond and Company Limited	416.180	Amend	Submitter notes that the notification status for CCZ-PREC01-R7 requires any application for resource consent to be publicly notified. Submitter considers that this will unnecessarily fetter development in the Te Ngakau Civic Square Precinct and also add cost and delay to even minor alterations or additions to structures within the precinct. Submitter considers that Council has not provided sufficient justification for mandatory notification.	Amend CCZ-PREC01-R7 (Construction of buildings and structures, additions and alterations to buildings and structures) as follows:  <del>Notification status: An application for resource consent made in respect of rule CCZ-PREC01-R7.1 must be publicly notified. An application for resource consent made in respect of rule CCZ-PREC01-R7.1 which complies with CCZ-S1, CCZ-S3 and CCZ-S5 to CCZ-S13 is precluded from being either limited or publicly notified.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Andrew Haddleton	23.3	Oppose	Opposes the height of 28.5m along Kent Terrace as this will block views and sunlight.	Reject the increased building height provided for at CCZ-S1.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Andrew Haddleton	23.4	Amend	Considers that the allowable height of buildings along Kent Terrace specifically those up to 28.5m will block views and sunlight.	Seeks that the allowable building height on the Courtenay Place end of Kent Terrace be 18m.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Paul Burnaby	44.17	Amend	Considers that 110 Wakefield St (West Plaza Hotel) should have a maximum height of 73m to match the maximum height of the immediately adjoining building at 103 Wakefield St.	Amend height control at 110 Wakefield St (West Plaza Hotel) to 73m.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Juliet Cooke	68.3	Amend	<p>Considers that CCZ standards will lead to inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values and are therefore contrary to the objectives and policies of the plan.</p> <p>Heritage and character are qualifying matters under MRZ Pt1 Sch 1.</p> <p>Considers that height limits in Height Control Area 9 would allow inappropriate scale of development adjacent to land which is zoned for residential purposes or has character or heritage overlay.</p> <p>Considers that Moir Street will have adverse effects due to the potential for development in neighbouring CCZ zoning.</p> <p>Moir street is a key and coherent character and heritage area.</p> <p>Moir street is unique with the amount of overlapping relevant overlays.</p> <p>[See submission for further detail]</p>	<p>Amend CCZ-S1.1 (Maximum Height) to add k as follows:</p> <p>1. The following maximum...</p> <p><u>k. Height Control Area 11 - Eastern side of Hania St 15m</u></p> <p>[Refer to original submission for map of area]</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Tracey Paterson	74.3	Oppose	<p>Opposes CCZ-S1 as currently drafted.</p> <p>CCZ-S1 will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is unique due to its classification as MRZ, Character Precinct, Heritage Area and adjacency to CCZ. As currently drafted, the standards of the proposed plan will allow buildings of up to 28.5m high to tower over 1-2 story heritage cottages on Moir St. The proposed 60 degree recession plane from 8m will provide negligible mitigation.</p> <p>The Standards of the CCZ proposed Plan will lead to significant adverse effects by allowing inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values on Moir Street.</p> <p>The standards will result in outcomes that are contrary to the objectives and policies of the PDP (CCZ)</p>	<p>Reject CCZ-S1 (Maximum height) -</p> <p>i. Height Area 9 - South-East, South-West Zone Edge</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Tracey Paterson	74.4	Amend	<p>Amend CCZ-S1 to add a Height Control Area of 15m for Hania Street.</p> <p>The current provision would allow inappropriate scale of development adjacent to land which is zoned for residential purposes or has a character or heritage overlay.</p>	<p>Amend CCZ-S1 (Maximum height) as follows:</p> <p>...</p> <p><u>k. Height Control Area 11 - Hania Street - 15m</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Conor Hill	76.24	Oppose	<p>Opposes height limits in the CCZ as these set limits on achieving as much development as possible.</p> <p>Considers that developers and geotechnical experts should determine what these are.</p>	<p>Delete CCZ-S1 (Maximum Height) in its entirety.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Nico Maiden	77.4	Oppose	<p>Height limits are arbitrary and unnecessary because new builds require resource consents.</p> <p>Removal of height limits will enable more compact housing in the city centre.</p> <p>Removal of height limits will help comply with NPS-UD.</p>	Delete CCZ-S1 (Maximum height) in it's entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Te Herenga Waka Victoria University of Wellington	106.10	Support in part	The University seeks an exception to the Height Control Area 1 limit to reflect the existing scale of buildings on the Rutherford House site (23 Lambton Quay).	<p>Amend standard CCZ-S1 (Maximum height) as follows:</p> <p><b>Location</b></p> <p>a. Height Control Area 1 – Thorndon Quay <u>(except Rutherford House site (23 Lambton Quay))</u></p> <p><b>Limit</b></p> <p>35.4m (Rutherford House site (23 Lambton Quay) - 56m)</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Darko Petrovic	124.1	Amend	<p>Considers that height limits in all sections of the Central CBD area that do not interfere with viewshafts should be removed.</p> <p>Imposing height limits on central area building developments will reduce the intensification potential of the plan and limit the development potential at a time when diverse housing supply in the central area is needed. If removing height limits is not a possibility, a compromise solution would be to have the height limits increased substantially.</p>	Seeks that height limits in all sections of the Central CBD area that do not interfere with viewshafts be removed.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Darko Petrovic	124.2	Amend	<p>Height Control Area 5 (CBD East) is too restrictive and should be removed.</p> <p>Imposing height limits on central area building developments will reduce the intensification potential of the plan and limit the development potential at a time when diverse housing supply in the central area is needed. If removing height limits is not a possibility, a compromise solution would be to have the height limits increased substantially.</p>	Amend CCZ-S1 (Maximum Height) to remove Height Control Area 5 (CBD East).
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Darko Petrovic	124.3	Amend	<p>Height Control Area 6 (CBD West) is too restrictive and should be removed.</p> <p>Imposing height limits on central area building developments will reduce the intensification potential of the plan and limit the development potential at a time when diverse housing supply in the central area is needed. If removing height limits is not a possibility, a compromise solution would be to have the height limits increased substantially.</p>	Amend CCZ-S1 (Maximum Height) to remove Height Control Area 6 (CBD West).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Precinct Properties New Zealand Limited	139.52	Amend	<p>Precinct seeks amendments to CCZ-S1 to provide unlimited building heights in the City Centre zone.</p> <p>Policy 3 of the NPS-UD requires district plans of Tier 1 urban environments such as Wellington to enable “building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification” in city centre zones. For the City Centre zone this should mean unlimited building heights.</p> <p>Unlimited building heights in the City Centre area are appropriate given the emphasis in the Wellington Spatial Plan and Proposed District Plan on the City Centre for accommodating future growth, recognising the height of existing buildings in these areas, and taking into account the absence of any directly adjoining residential areas that could potentially be adversely affected. This would also be consistent with CCZ-P5 which recognises the benefits of enabling greater height and scale of development in the City Centre.</p> <p>According to CCZ-O1 the Wellington City Centre is intended to be the primary commercial centre for the wider Wellington region. Yet the intensification planning instruments notified in Hutt City and Upper Hutt City provide for a greater scale of development than Wellington City with unlimited heights in their centres. Unlimited building heights in the Wellington City Centre would be consistent with its role as the primary commercial centre for the region.</p> <p>The heights provided under CCZ-S1 are particularly constraining for Precinct’s sites in Thorndon including 20 Aitken Street and the Bowen Campus where a Maximum height of 27m applies. This is despite the fact that some of the existing buildings in this area are over 60m high. If the request to provide unlimited heights is not granted for these areas, Precinct requests that CCZ-S1 is amended to provide for building heights at least as great as that of the existing buildings.</p>	Seeks amendments to CCZ-S1 (Maximum height) to provide unlimited building heights in the City Centre zone.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Precinct Properties New Zealand Limited	139.53	Amend	If the request for unlimited building heights is not granted, Precinct requests that CCZ-S1 is amended to provide for building heights at least as great as that of the existing buildings.	Seeks that if CCZ-S1 (Maximum height) is not amended to provide for unlimited building heights, this standard be amended to provide for building heights at least as great as that of the existing buildings.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	James and Karen Fairhall	160.6	Amend	<p>Considers that Height Control Area 9, in particular the interface between the Eastern side of Hania Street and the Western side of Moir Street, conflicts with the qualifying matters relating to CCZ-S1.</p> <p>Moir Street has quaint one to two storey little cottages built in the late 1980s which are all part of a Heritage and Special Character Area.</p> <p>Relating to the first qualifying matter: 28.5m buildings will absolutely destroy the streetscape of Moir Street which has been enjoyed and celebrated for years.</p> <p>Relating to the second qualifying matter: 28.5m buildings will completely remove any sense of privacy and dominate the little cottages of Moir Street (not to mention the affect on loss of sunlight and the corresponding affect on the health of the homes and residents).</p> <p>Relating to the third qualifying matter: Accept new houses need to be developed, however the scale needs to be done right.</p> <p>[Refer to original submission for full reasons].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[refer to submission for illustration of area covered by proposed height control area 11]</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	James and Karen Fairhall	160.7	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. and CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.a.ii. and CCZ-P9.2.a.iii.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Karen and Jeremy Young	162.6	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Karen and Jeremy Young	162.7	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[refer to submission for illustration of area covered by proposed height control area 11].</p>



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Karen and Jeremy Young	162.8	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Kane Morison and Jane Williams	176.6	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Kane Morison and Jane Williams	176.7	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[Refer to submission for illustration of area covered by proposed height control area 11]</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Kane Morison and Jane Williams	176.8	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Athena Papadopoulos	183.5	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Athena Papadopoulos	183.6	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[refer to submission for illustration of area covered by proposed height control area 11]</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Athena Papadopoulos	183.7	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Lara Bland	184.5	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Lara Bland	184.6	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[refer to submission for illustration of area covered by proposed height control area 11]</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Lara Bland	184.7	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Geoff Palmer	188.5	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Geoff Palmer	188.6	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[refer to submission for illustration of area covered by proposed height control area 11]</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Geoff Palmer	188.7	Amend	<p>Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Andrew Flanagan	198.18	Oppose	Seeks that all height limits are removed on developments in the City Centre Zone.	Opposes CCZ-S1 (Maximum height).
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Wellington City Youth Council	201.35	Support	Supports the increase to the building height limits in Te Aro and along a portion of Adelaide road to accommodate for more people such as young professionals and students living in CBD.	Retain building heights in CCZ-S1 (Maximum building heights) for Te Aro and Adelaide Road as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Wellington City Youth Council	201.36	Support	Supports keeping the building heights on the edge of City Centre in order to maintain a smooth transition into graduated residential areas.	Retain building heights in CCZ-S1 (Maximum building heights) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Dougal and Libby List	207.6	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Dougal and Libby List	207.7	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[Refer to original submission, including an illustration of area covered by proposed height control area 11]</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Dougal and Libby List	207.8	Amend	<p>Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design) as follows: CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects) as follows: CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes) as follows: CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects) as follows: CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S1 (Maximum height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Craig Forrester	210.7	Oppose	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m and seeks amendment.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Craig Forrester	210.8	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[refer to submission for illustration of area covered by proposed height control area 11]</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Jill Wilson	218.4	Oppose	<p>Opposes 12 storey building along Cable and Wakefield Street.</p> <p>Considers that the harbour side is a major asset for visitors and residents and that high rise building along the streets would impede visual access to the water.</p> <p>[Refer to original submission for full reason]</p>	<p>Opposes CCZ-S1 (Maximum height) as it relates to Wakefield Street and Cable Street.</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Century Group Limited	238.21	Amend	<p>Considers that the lack of an unlimited height control, or at the least an increase in the height limits throughout the City Centre Zone, is inconsistent with Policy 3(a) of the National Policy Statement on Urban Development 2020 which requires the district plans of Tier 1 territorial authorities to enable specified outcomes, including “in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification” (Policy 3(a)). The Council’s s32 Assessment does not adequately recognise this or respond to this requirement, and fails to recognise that economic conditions which constrain or enable high density/scale development will fluctuate within the lifespan of a district plan. Considers the section 32 analysis has not considered an option of unlimited building heights together with the application of other design controls and criteria.</p> <p>Considers that the Property (83-87 Waterloo Quay) is not subject to any protected views, or any other specific constraints that would otherwise justify the use of a 50m height limit (noting the Airport Designation WIAL1 is some 100m above the level of the Property), particularly in the absence of an identified ‘qualifying matter’. The 50m Maximum Height standard, as it applies to the Property (83-87 Waterloo Quay) and the adjoining land, is inadequate with regards to the requirements of the National Policy Statement on Urban Development 2020. Considers that other standards and designations are proposed to manage other outcomes that relate to the height of development.</p>	<p>Amend CC-S1 (Maximum height) as follows:</p> <p>Location</p> <p>1.b. Height Control Area 2 - Waterloo Quay Section</p> <p>Limit</p> <p><del>50m</del> <u>Unlimited</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Stratum Management Limited	249.33	Oppose	<p>Imposition of height limits does not give effect to Policy 3(a) of the National Policy Statement on Urban Development. The policy requires, in city centre zones, district plans to enable “building heights and urban form to realise as much development capacity as possible, to maximise benefits of intensification.” The imposition of maximum building heights does not achieve this intent.</p>	<p>Remove standard CCZ-S1 (Maximum height).</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Generation Zero Inc	254.17	Oppose	<p>Considers that a maximum height control in the City Centre Zone is inappropriate for the following reasons:</p> <ul style="list-style-type: none"> <li>- inconsistent with the policy direction of the NPS-UD</li> <li>- out of step with other local authorities.</li> <li>- focusses on preserving existing amenity</li> <li>-insufficient analysis and justification undertaken.</li> </ul> <p>[Refer to original submission for full reason]</p>	<p>Delete provision CCZ-S1 (Maximum height) so that there are no maximum height limits in the City Centre Zone.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Wheeler Grace Trust	261.3	Oppose	<p>Considers that the proposed Height Controls in Selwyn Terrace are inappropriate.</p> <p>6 Storey buildings would significantly detract from the residential amenity of Selwyn Terrace.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend CCZ-S1 (Maximum height) so that Selwyn terrace, Thorndon does not have a 27m maximum building height.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	170 Wakefield Limited	267.1	Amend	<p>Considers it appropriate to increase the Height Control Area over 170 Wakefield St in order for the District Plan to be consistent with the NPS-UD, with respecting the WIAL1 designation. [Refer to original submission for full reason].</p>	<p>Seeks to amend CCZ-S1 (Maximum height), Height Control Area 7 from 43.8m to 60m.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Fire and Emergency New Zealand	273.324	Support	<p>Supports the standard as the maximum height for any building is between 25m-93m</p>	<p>Retain CCZ-S1 (Maximum height) as notified.</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Eldin Family Trust	287.7	Oppose	<p>Considers that regardless of the zoning applied to Selwyn Terrace a minimum building height of 22m or a maximum if either 21m or 27m would be inappropriate.</p> <p>Considers that these building heights are inconsistent with the Viewshafts VS1 (The Beehive) and VS4 (The Beehive and The Cenotaph – Whitmore Street) which would clash with the viewshaft.</p> <p>Considers that tall buildings in Selwyn Terrace would detract from the residential amenity, special character and heritage of Selwyn Terrace and increase pressure on access, parking and turning.</p> <p>Considers that developers would face difficulty in complying with the minimum height requirements due to covenants on titles.</p> <p>[Refer to original submission for full reason]</p>	Opposes CCZ-S1 (Maximum height) with respect to Selwyn Terrace (and the nearby areas of Hill Street and Guildford Terrace) being subject to the 27m maximum height control (Height control area 3).
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Wellington Branch NZIA	301.11	Oppose in part	<p>Height Control Area 8 in the CCZ (City Centre Zone) is opposed due to the new CCZ limit of 42m everywhere as a minimum height is expandable by up to 50% extra in height. This leaves all existing home owners in buildings 6-9 storeys tall now facing the prospect of being surrounded by towers 14-20 storeys tall. These developments will also have negative effects on property values and cast shadows for entire blocks southward. Te Aro's soils are also not good ground to build tall buildings on.</p> <p>[Refer to original submission for full reason]</p>	Opposes CCZ-S1 (Maximum heights) Height Control Area 8 - Te Aro. [Inferred decision requested]
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Wellington Branch NZIA	301.12	Oppose in part	<p>Considers that the new CCZ (City Centre Zone) limits of 42m everywhere as a minimum height in CCZ, and expandable by up to 50% extra in height, leaves all existing home owners in buildings 6-9 storeys tall now facing the prospect of being surrounded by towers 14-20 storeys tall. These developments will also have negative effects on property values and cast shadows for entire blocks southward.</p> <p>[Refer to original submission for full reason]</p>	Not specified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Paihikara Ki Pōneke Cycle Wellington	302.48	Oppose	Supports the PDP subject to amendments to ensure that the intensification outcomes required by the Resource Management Act 1991, as amended by the RM (Enabling Housing Supply and Other Matters) Act 2021 and the NPS-UD 2020 are enabled.	Seeks that all height limits at CCZ-S1 (Maximum heights) are removed.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	James Coyle	307.23	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain CCZ-S1 (Maximum height) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.6	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>[Refer to original submission for full reason].</p>	Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.



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Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.7	Amend	Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.  [Refer to original submission for full reason].	Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:  <u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u>  [refer to submission for illustration of area covered by proposed height control area 11].
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.8	Amend	Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP relating to amenity, design adverse effects and heritage.	Amend CCZ-S1 (Maximum height) as proposed by this submission.  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Restaurant Brands Limited	349.197	Support	Support	Retain CCZ-S1 (Maximum height) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Peter Kennedy	353.1	Support in part	Supports CCZ-S1 in part in that the properties at 25 and 25A Taranaki Street are subject to the height control of 42.5m above ground level.  The submitter notes that the owners of 25 and 25A Taranaki Street generally support the increase in height from the 27m provided in the Operative District Plan to 42.5m in the Proposed District Plan.	Retain CCZ-S1 (Maximum height), with amendments.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Peter Kennedy	353.2	Amend	Considers that given the sites are located in the City Centre Zone, and for the district plan to adopt the NPS-UD Policy 3.a, the height restriction of 42.5m should be removed [Refer to original submission for NPS-UD Policy 3 reference].  The submitter considers that to fully 'maximise benefits of intensification' the height of any structure should be determined by the buildability and constraints of the site such as ground conditions. Economic viability and design will naturally constrain the building heights as well, however the district plan should not limit height in the central zone so it can properly align with the NPS-UD.  The submitter notes that nearly all of Wellington falls subject to the WIAL 1 designation, which restrict new buildings or structures from being above the RL of 56.98m unless shielded by an existing immovable object. The submitter considers that the Mount Victoria ridgeline extends well above this RL and shields the centre city from the airport. The submitter considers as such the maximum RL should be restricted by the height of the Mount Victoria.	Amend CCZ-S1 (Maximum height) to truly align the Proposed District Plan with the National Policy Statement on Urban Development while respecting WIAL 1 designation, as follows:  1. The following maximum height limits must be complied with (measured above ground level unless otherwise specified):  Location Limit ... h. Height Control Area 8 –Te Aro 42.5 <u>60m</u> ...
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	U.S. Embassy Wellington	366.3	Oppose	Concerned about any structure adjacent to the United States Embassy being built to a height of 27 metres, particularly without any requirement for the Embassy to be notified of and consent to the proposed building project for security reasons	Amend CCZ-S1 (Maximum height) so that properties identified on a map surrounding the United States Embassy have a maximum height of 10m.  [See original submission for map]
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Jane Szentivanyi	376.6	Oppose in part	CCZ-S1 is opposed as the proposed controls will fail to manage significant adverse effects on adjoining sites. As currently drafted, CCZ-S11 will result in significant adverse effects on Moir Street properties, as well as recognised heritage and character values which cannot be mitigated through design. As such, the provision is contrary to the objectives and policies of the plan.	Opposes CCZ-S1 (Maximum height) and seeks amendment.

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Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Jane Szentivanyi	376.7	Amend	Considers that CCZ-S1 should be amended to have a new height control for the area along the eastern side of Hania Street.	Amend CCZ-S1 (Maximum height) as follows: ... h. Height Control Area 10 - Adelaide Road i. Height Control Area 11 - eastern side of Hania St 15m  [Refer to map in submission]
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	WCC Environmental Reference Group	377.481	Amend	Whilst the submitter recognises the importance of safety in regards to Maximum build height of structures, the Wellington Central City Zone currently fails to adequately utilize the large amount of accessible open space provided by building tops. As such the submitter considers the standard should allow for the development of urban farming infrastructure, as these would likely extend beyond the 1m in diameter restriction placed upon decorative features, however these would need to be immobile and enclosed in order to prevent safety issues through structural compromise via weather events.	Amend CCZ-S1 (Maximum height) as follows:  This standard does not apply to...  <u>B) Enclosed immobile garden beds providing these do not extend beyond 2m in diameter or 1m in height.</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Argosy Property No. 1 Limited	383.119	Amend	Seeks an amendment to the assessment criteria where the standard is infringed to include the extent to which a taller building would contribute to business capacity in the city. The NPS-UD requires tier 1 territorial authorities to provide sufficient development capacity for both housing and business, and Policy 3 recognises that building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification. The Proposed Plan must give effect to the NPS-UD, and this could be achieved in part by amending the assessment criteria as submitted.	Amend CCZ-S1 (Maximum height):  Matters of discretion: ... <u>4. The extent to which taller buildings would contribute to maximising the benefits of intensification in the city</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Kāinga Ora Homes and Communities	391.733	Oppose in part	Opposes the City Centre building height controls as notified and seeks that the building heights are simplified. Considers the Central Wellington City and the City Centre Zone should provide for unlimited building heights to encourage intensification and development. There are rules and standards in the District Plan that will control bulk, location and height of buildings in the city centre. Considers height should not be limited in the City Centre. Seeks simplification of the height controls.	Retain CCZ-S1 (Maximum height) and seeks amendments.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Kāinga Ora Homes and Communities	391.734	Amend	Opposes the City Centre building height controls as notified and seeks that the building heights are simplified. Considers the Central Wellington City and the City Centre Zone should provide for unlimited building heights to encourage intensification and development. There are rules and standards in the District Plan that will control bulk, location and height of buildings in the city centre. Considers height should not be limited in the City Centre. Seeks simplification of the height controls.	Amend CCZ-S1 (Maximum height) as follows:  <u>There is no maximum height for buildings and structures in the City Centre Zone</u>  <u>Location Limit</u> <del>a. Height Control Area 1 – Thorndon Quay 35.4m</del> <del>b. Height Control Area 2 – Waterloo Quay section 50m</del> <del>c. Height Control Area 3 – Bulk of Thorndon 27m</del> <del>d. Height Control Area 4 – Mid and Upper Molesworth Street 43.8m</del> <del>e. Height Control Area 5 – CBD East 48.5m – 95m</del> <del>f. Height Control Area 6 – CBD West 75m – 95m</del> <del>g. Height Control Area 7 – Eastern Edge of the CBD 42.5m</del> <del>h. Height Control Area 8 – Te Aro 42.5m</del> <del>i. Height Control Area 9 – South East, South West Zone Edge Adelaide Road 28.5m</del> <del>j. Height Control Area 10 – Adelaide Road 42.5m</del>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oyster Management Limited	404.79	Amend	Considers the assessment criteria for non-compliance with CCZ-S1 should also include assessment of the extra business capacity added by infringing on height. Notes that the NPS-UD requires tier 1 territorial authorities to provide sufficient development capacity for both housing and business, and Policy 3 recognises that building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification.	Amend CCZ-S1 (Maximum height) to:  Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; 2. Dominance and privacy effects on adjoining sites; <del>and</del> 3. The extent to which taller buildings would substantially contribute to increasing residential accommodation in the city; <u>and</u> 4. <u>The extent to which taller buildings would contribute to maximising the benefits of intensification in the city" (or words to similar effect).</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Oyster Management Limited	404.80	Support	Supports the 75m Height Control Area applying to Lambton Quay.	Retain CCZ-S1.f (Maximum Height) Height Control Area 6 - CBD West's 75m Height Control Area extent as notified.  [Refer to original submission for maps of the submitter's properties under the Proposed District Plan].
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	VicLabour	414.45	Oppose	Opposes maximum height limits in the city centre zone.  Identifies that Council staff recommended unlimited heights, backed by evidence. Considers there are a range of of checks on building quality and safety that would regulate new builds.  Considers that facilitating the development of more residential and office space will support greater affordability. Considers there is a lack of support for new forms of density in the CBD.  Considers that maximum height restrictions pose an unnecessary restriction on development and contributes to sprawl.	Seeks that maximum height limits in the City Centre Zone as notified are removed and unlimited height limits are introduced.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	VicLabour	414.46	Amend	Opposes maximum height limits in the city centre zone.  Identifies that Council staff recommended unlimited heights, backed by evidence. Considers there are a range of of checks on building quality and safety that would regulate new builds.  Considers that facilitating the development of more residential and office space will support greater affordability. Considers there is a lack of support for new forms of density in the CBD.  Considers that maximum height restrictions pose an unnecessary restriction on development and contributes to sprawl.	Seeks that maximum height limits in the City Centre Zone as notified are removed and unlimited height limits are introduced.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Willis Bond and Company Limited	416.181	Oppose	<p>Considers that maintaining the height limits within the City Centre Zone is not justified.</p> <p>The City Centre Zone is intended to be the 'beating heart' of Wellington City and to permit the highest level of density. The height limits restrict options for developers and make it harder to deliver quality developments which appropriately respond to the site.</p> <p>All significant development within the City Centre Zone is a restricted discretionary activity, allowing Council significant input and the means to ensure only quality developments are granted consent. That discretion provides a sufficient level of protection.</p> <p>Height limits also risk creating a 'flat haircut' type city, rather than one that contains a diversity of buildings.</p>	<p>Delete CCZ-S1 (Maximum height) in its entirety.</p> <p>[inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Willis Bond and Company Limited	416.182	Oppose	<p>Submitter opposes CCZ-S1 for the following reasons:</p> <ul style="list-style-type: none"> <li>- Specifying height limits is an unnecessary constraint on development and is inconsistent with the National Policy Statement on Urban Development 2020 (NPS-UD) which requires district plans to "enable, in city centre zones, building heights and density of urban form to realise as much development capacity as possible" (Policy 3).</li> <li>- The building height limits artificially inflate height over other design considerations when assessing the merits of a proposal such as effects on wind and sunlight, potentially to the detriment of overall design excellence.</li> <li>- The requirement to comply with other objective performance criteria such as overshadowing, daylight access, protected view shafts and wind sufficiently contain the environmental impact of subject developments without the further imposition of height constraints.</li> <li>- The building height limits do not allow for a diversity of height within the CCZ, which we consider contributes to a more engaging urban form and allows for better design and urban outcomes.</li> <li>- In any case, the heights currently specified provide a false sense of future development within the city centre as they do not affect activity status (restricted discretionary) and can be extended through, for example, application of the City Outcomes Contributions.</li> </ul>	<p>Delete CCZ-S1 (Maximum height) in its entirety.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Willis Bond and Company Limited	416.183	Amend	<p>Submitter opposes CCZ-S1 for the following reasons:</p> <ul style="list-style-type: none"> <li>- Specifying height limits is an unnecessary constraint on development and is inconsistent with the National Policy Statement on Urban Development 2020 (NPS-UD) which requires district plans to “enable, in city centre zones, building heights and density of urban form to realise as much development capacity as possible” (Policy 3).</li> <li>- The building height limits artificially inflate height over other design considerations when assessing the merits of a proposal such as effects on wind and sunlight, potentially to the detriment of overall design excellence.</li> <li>- The requirement to comply with other objective performance criteria such as overshadowing, daylight access, protected view shafts and wind sufficiently contain the environmental impact of subject developments without the further imposition of height constraints.</li> <li>- The building height limits do not allow for a diversity of height within the CCZ, which we consider contributes to a more engaging urban form and allows for better design and urban outcomes.</li> <li>- In any case, the heights currently specified provide a false sense of future development within the city centre as they do not affect activity status (restricted discretionary) and can be extended through, for example, application of the City Outcomes Contributions.</li> </ul>	<p>Seeks that as an alternative to CCZ-S1 (Maximum height) maximum heights, floor area ratios relative to lot sizes could be used as a method to control bulk and calculated based on the heights currently allowed. Submitter considers that this would enable more holistic design outcomes that prioritise performance outcomes as opposed to arguably arbitrary height limits.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Willis Bond and Company Limited	416.184	Amend	<p>Submitter considers that if height limits are retained, there should be further scope for development above the façade height, e.g. plant rooms, sloping roofs, etc. It is the view from the street which is the greatest concern (i.e. the height of the parapet). The way the current height limits are drafted encourages a ‘flat haircut’ style of building and limits potential roof designs [Refer to original submission for full reason].</p>	<p>Submitter seeks that if CCZ-S1 (Maximum height) height limits are retained, that CCZ-S1 be amended as follows:</p> <p>...</p> <p>This standard does not apply to:</p> <p>...</p> <ul style="list-style-type: none"> <li>b. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; <del>and</del></li> <li>c. Lift overruns provided these do not exceed the height by more than 4m-</li> <li><u>d. Circumstances where up to 50% of a building’s roof in elevation exceeds the maximum height where the entire roof slopes 15° or more; or</u></li> <li><u>e. Circumstances where, in respect of flat roofs or roofs sloping less than 15°, non-habitable rooms (such as plant rooms) and other roof-top structures may exceed the height, provided those structures are set back from the leading edge of the parapet by at least 2 metres and do not exceed 50% of the overall roof area.</u></li> </ul> <p>...</p> <p>[Inferred decision requested].</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Willis Bond and Company Limited	416.185	Amend	<p>Considers for the Wellington Train Station Precinct that intensification should be most prevalent where major existing public infrastructure is available, particularly public transport.</p> <p>Submitter considers to that end, building height limits (not withstanding earlier comments regarding height limits in general) around the Train Station should be maximised.</p> <p>Submitter notes the 50m height limit above the rail corridor enabling a potential over-station development – the submitter strongly supports this initiative and believe even further height is warranted here. This height should be extended to nearby sites including the station itself, and around Thorndon Quay, Waterloo Quay and Lambton Quay – the majority of which is currently constrained to between 27m and 40m.</p> <p>The submitter believes there are sufficient other controls in place to manage responsible use of height.</p>	<p>Seeks that for the Wellington Train Station precinct CCZ-S1 (Maximum height) be amended, notwithstanding the submitters other comments regarding height controls, to increase the height limit above the rail corridor to the extent possible and ensure the height limit of nearby areas is at a similar scale.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Willis Bond and Company Limited	416.186	Amend	<p>Considers that for the Tasman Street block, that the block bounded by Buckle Street, Tasman Street, Rugby Street and Sussex Street appears as an anomaly (28.5m) to the height limits of the similarly-zoned blocks immediately to the north (42.5m) and to the south (42.5m).</p> <p>Submitter considers that it is clear that 28.5m is utilised as a transitional height from the 42.5m zone to the lower 21m and 11m height limits, however it is unclear what justification there is for the anomaly on this block given the intensification of the entire Adelaide Road precinct immediately south, and the Te Aro precinct immediately north.</p>	<p>Seeks that the Tasman Street block CCZ-S1 (Maximum height) be amended, notwithstanding the submitters other comments regarding height controls, to increase the height limit of the Tasman Street block to be consistent with the surrounding blocks, and consistent with the intent of the NPS-UD.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Fabric Property Limited	425.81	Oppose	<p>Seeks amendments to CCZ-S1 to provide unlimited building heights in the City Centre zone as it applies to the “High City” area that was identified in the Wellington Spatial Plan (centred on Lower Willis Street/Boulcott Street/The Terrace/Featherston Street/Lambton Quay/Customhouse Quay), and as it applies to properties at 22 The Terrace, 1 Grey Street, 20 Customhouse Quay, and 215 Lambton Quay.</p> <p>Policy 3 of the NPS-UD requires district plans of Tier 1 urban environments such as Wellington to enable “building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification” in city centre zones. We interpret this to mean that the City Centre, or at minimum parts of the City Centre, should have no maximum building heights.</p> <p>Unlimited building heights in the central City Centre area are appropriate given the emphasis in the Wellington Spatial Plan and Proposed Plan on the City Centre for accommodating future growth, recognising the height of existing buildings in these areas, and taking into account the absence of any directly adjoining residential areas that could potentially be adversely affected. This would also be consistent with CCZ-P5 which recognises the benefits of enabling greater height and scale of development in the City Centre.</p> <p>According to CCZ-O1 the Wellington City Centre is intended to be the primary commercial centre for the wider Wellington region. Yet the intensification planning instruments notified in Hutt City and Upper Hutt City provide for a greater scale of development than Wellington City with unlimited heights in their centres. Unlimited building heights in the Wellington City Centre would be consistent with its role as the primary commercial centre for the region.</p>	Opposes CCZ-S1 (Maximum height) with respect to the imposition of height limits in the City Centre Zone.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Fabric Property Limited	425.82	Amend	<p>Seeks amendments to CCZ-S1 to provide unlimited building heights in the City Centre zone as it applies to the “High City” area that was identified in the Wellington Spatial Plan (centred on Lower Willis Street/Boulcott Street/The Terrace/Featherston Street/Lambton Quay/Customhouse Quay), and as it applies to properties at 22 The Terrace, 1 Grey Street, 20 Customhouse Quay, and 215 Lambton Quay.</p> <p>Policy 3 of the NPS-UD requires district plans of Tier 1 urban environments such as Wellington to enable “building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification” in city centre zones. We interpret this to mean that the City Centre, or at minimum parts of the City Centre, should have no maximum building heights.</p> <p>Unlimited building heights in the central City Centre area are appropriate given the emphasis in the Wellington Spatial Plan and Proposed Plan on the City Centre for accommodating future growth, recognising the height of existing buildings in these areas, and taking into account the absence of any directly adjoining residential areas that could potentially be adversely affected. This would also be consistent with CCZ-P5 which recognises the benefits of enabling greater height and scale of development in the City Centre.</p> <p>According to CCZ-O1 the Wellington City Centre is intended to be the primary commercial centre for the wider Wellington region. Yet the intensification planning instruments notified in Hutt City and Upper Hutt City provide for a greater scale of development than Wellington City with unlimited heights in their centres. Unlimited building heights in the Wellington City Centre would be consistent with its role as the primary commercial centre for the region.</p>	Amend CCZ-S1 (Maximum height) to remove all height limits and provide unlimited building heights in the High City areas.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Reading Wellington Properties Limited	441.6	Oppose	Opposes CCZ-S1 as Reading Wellington Properties Limited is in the process of developing a masterplan for all of its properties in Wellington, with high design thresholds. Given the sites prominence, the design should not be constrained by a permitted height limit.	Delete CCZ-S1 (Maximum height) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Chrissie Potter	446.5	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>Considers that standard is contrary to the proposed objectives and policies of the District Plan relating to amenity, design adverse effects and heritage.</p> <p>[Refer to original submission for full reason].</p>	Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Chrissie Potter	446.6	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>Considers that standard is contrary to the proposed objectives and policies of the District Plan relating to amenity, design adverse effects and heritage.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[refer to submission for illustration of area covered by proposed height control area 11]</p>



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Dorothy Thompson	449.5	Oppose in part	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>Considers that standard is contrary to the proposed objectives and policies of the District Plan relating to amenity, design adverse effects and heritage.</p> <p>[Refer to original submission for full reason].</p>	Opposes CCZ-S1 (Maximum height) - Height Control Area 9, South-east, South-west zone edge height limit of 28.5m.
Commercial and mixed use Zones / City Centre Zone / CCZ-S1	Dorothy Thompson	449.6	Amend	<p>Considers that CCZ-S1, in particular Height Control Area 9 would allow an inappropriate scale of development adjacent to which is zoned for residential purposes and has a character or heritage overlay.</p> <p>Considers that standard is contrary to the proposed objectives and policies of the District Plan relating to amenity, design adverse effects and heritage.</p> <p>[Refer to original submission for full reason].</p>	<p>Seeks that a new height control area be added to CCZ-S1 (Maximum height) as follows:</p> <p>...</p> <p><u>k. Height Control Area 11 - Eastern side of Hania Street 15m.</u></p> <p>[refer to submission for illustration of area covered by proposed height control area 11]</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S2	Wellington's Character Charitable Trust	233.25	Support	Supports CCZ-S2 (Height Controls) around Old St Pauls Church.	Retain Height Controls around Old St Paul's Church, Mulgrave Street as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S2	Century Group Limited	238.22	Support	Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.	Retain CCZ-S2 (Old St Paul's Church - Adjoining site specific building height)
Commercial and mixed use Zones / City Centre Zone / CCZ-S2	Stratum Management Limited	249.34	Support	Supports the imposition of a minimum height standard.	Retain standard CCZ-S2 (Minimum height) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Juliet Cooke	68.4	Amend	<p>Considers that CCZ standards will lead to inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values and are therefore contrary to the objectives and policies of the plan.</p> <p>Heritage and character are qualifying matters under MRZ Pt1 Sch 1.</p> <p>Considers that proposed controls will fail to manage significant adverse effects by allowing inappropriate, out of scale development.</p> <p>Moir Street will be impacted.</p> <p>Moir street is a key and coherent character and heritage area.</p> <p>Moir street is unique with the amount of overlapping relevant overlays.</p> <p>[See submission for further detail]</p>	<p>Amend CCZ-S3.1 (Character precincts and Residentially Zoned Areas...) as follows:</p> <p>1. Identified character...</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct, <u>and</u></p> <p><u>b. For any site adjoining a site identified within the MRZ within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u></p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Tracey Paterson	74.5	Oppose	<p>Opposes CCZ-S3 as currently drafted.</p> <p>CCZ-S1 will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is unique due to its classification as MRZ, Character Precinct, Heritage Area and adjacency to CCZ. As currently drafted, the standards of the proposed plan will allow buildings of up to 28.5m high to tower over 1-2 story heritage cottages on Moir St. The proposed 60 degree recession plane from 8m will provide negligible mitigation.</p> <p>The Standards of the CCZ proposed Plan will lead to significant adverse effects by allowing inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values on Moir Street.</p> <p>The standards will result in outcomes that are contrary to the objectives and policies of the PDP (CCZ)</p>	Reject CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Tracey Paterson	74.6	Amend	Amend CCZ-S3 to set a more appropriate recession plane provision between the CCZ and MRZ.	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p> <p><u>b. For any site adjoining a site identified within the Medium Density Residential Zone within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	James and Karen Fairhall	160.8	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>Considers that the 8m height and 60 degree recession planes in CCZ-S3 is not enough to prevent a devastating dominance over Moir Street's little one to two storey 1880s cottages. The shading effects will be substantial.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	James and Karen Fairhall	160.9	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>Considers that the 8m height and 60 degree recession planes in CCZ-S3 is not enough to prevent a devastating dominance over Moir Street's little one to two storey 1880s cottages. The shading effects will be substantial.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. ...</p> <p><u>2. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u></p> <p>...</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	James and Karen Fairhall	160.10	Amend	<p>Considers that CCZ-S3 should be amended to introduce a 5m setback with a 4m height limit within that setback so that building mass, and thus dominance, is not on the boundary of a residential property.</p> <p>Considers that the 8m height and 60 degree recession planes in CCZ-S3 is not enough to prevent a devastating dominance over Moir Street's little one to two storey 1880s cottages. The shading effects will be substantial.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. ... 3. <u>For any site adjoining a site identified within Character Precinct or a Residentially Zoned Heritage Area: The first 5 metres back from the boundary must not exceed 4m (one storey).</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	James and Karen Fairhall	160.11	Amend	<p>Supports the report 'Planning for Residential Amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	James and Karen Fairhall	160.12	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. and CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.a.ii. and CCZ-P9.2.a.iii.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Karen and Jeremy Young	162.9	Oppose in part	<p>Considers that CCZ-S3 will fail to manage significant adverse effects by allowing inappropriate, out of scale development.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) .</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Karen and Jeremy Young	162.10	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:                      a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Karen and Jeremy Young	162.11	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1.                      ...  <u>2. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u>                      ...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Karen and Jeremy Young	162.12	Amend	<p>Considers that CCZ-S3 should be amended to introduce a 5m setback with a 4m height limit within that setback so that building mass, and thus dominance, is not on the boundary of a residential property.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1.                      ...  <u>3. For any site adjoining a site identified within Character Precinct or a Residentially Zoned Heritage Area: The first 5 metres back from the boundary must not exceed 4m (one storey).</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Karen and Jeremy Young	162.13	Amend	<p>Supports the report 'Planning for residential amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:                      a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Karen and Jeremy Young	162.14	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Kane Morison and Jane Williams	176.9	Oppose in part	<p>Considers that CCZ-S3 will fail to manage significant adverse effects by allowing inappropriate, out of scale development.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) .</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Kane Morison and Jane Williams	176.10	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Kane Morison and Jane Williams	176.11	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):</p> <p>1. ... <u>2. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u> ...</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Kane Morison and Jane Williams	176.13	Amend	<p>Supports the report 'Planning for Residential Amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>
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Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Athena Papadopoulos	183.8	Oppose in part	<p>Considers that CCZ-S3 will fail to manage significant adverse effects by allowing inappropriate, out of scale development.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height).</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Athena Papadopoulos	183.11	Amend	<p>Supports the report 'Planning for residential amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Lara Bland	184.8	Oppose in part	<p>Considers that CCZ-S3 will fail to manage significant adverse effects by allowing inappropriate, out of scale development.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height).</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Lara Bland	184.9	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>
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Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Lara Bland	184.12	Amend	Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:  CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.  CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.  CCZ-P9 (Quality design outcomes): CCZ-P9.2.  CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.  MRZ-PREC01-O1 (Character Precincts).  HH-O2 (Protecting historic heritage).  PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Geoff Palmer	188.8	Oppose in part	Considers that CCZ-S3 will fail to manage significant adverse effects by allowing inappropriate, out of scale development.  [Refer to original submission for full reason].	Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) .
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Geoff Palmer	188.9	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas:  a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.

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Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Geoff Palmer	188.10	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):</p> <p>1. ...</p> <p><u>2. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u></p> <p>...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Geoff Palmer	188.11	Amend	<p>Supports the report 'Planning for residential amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Geoff Palmer	188.12	Amend	<p>Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Dougal and Libby List	207.9	Oppose in part	<p>Considers that CCZ-S3 will fail to manage significant adverse effects by allowing inappropriate, out of scale development.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) .</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Dougal and Libby List	207.10	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Dougal and Libby List	207.11	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. ...</p> <p><u>b. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u></p> <p>...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Dougal and Libby List	207.12	Amend	<p>Considers that CCZ-S3 should be amended to introduce a 5m setback with a 4m height limit within that setback so that building mass, and thus dominance, is not on the boundary of a residential property.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. ...</p> <p><u>c. For any site adjoining a site identified within Character Precinct or a Residentially Zoned Heritage Area: The first 5 metres back from the boundary must not exceed 4m (1 story).</u></p> <p>...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Dougal and Libby List	207.13	Amend	<p>Supports the report 'Planning for Residential Amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:</p> <p>a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Dougal and Libby List	207.14	Amend	<p>Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design) as follows: CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects) as follows: CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes) as follows: CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects) as follows: CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Craig Forrester	210.9	Oppose in part	<p>Considers that CCZ-S3 will fail to manage significant adverse effects by allowing inappropriate, out of scale development.</p> <p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) and seeks amendment.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Craig Forrester	210.10	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>Considers that the currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>Considers that adverse effects will result including: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>Supports the report 'Planning for Residential Amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> 5m above ground level from all side and rear boundaries that adjoin that precinct.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Craig Forrester	210.11	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>Considers that the currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>Considers that adverse effects will result including: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. ... 2. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m. ... ...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Craig Forrester	210.12	Amend	<p>Considers that CCZ-S3 should be amended to introduce a 5m setback with a 4m height limit within that setback so that building mass, and thus dominance, is not on the boundary of a residential property.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. ... 3. For any site adjoining a site identified within Character Precinct or a Residentially Zoned Heritage Area: The first 5 metres back from the boundary must not exceed 4m (one storey). ... ...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Century Group Limited	238.23	Support	<p>Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.</p>	<p>Retain CCZ-S3 (Character precincts and Residentially Zoned heritage areas - Adjoining the site specific building and structure height) as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Fire and Emergency New Zealand	273.325	Support	<p>Supports the standard as the maximum height for any building is between 25m-93m</p>	<p>Retain CCZ-S3 (Character precincts and Residentially Zoned heritage areas - Adjoining site specific building and structure height) as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.9	Oppose in part	<p>Considers that CCZ-S3 will fail to manage significant adverse effects by allowing inappropriate, out of scale development.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) .</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.10	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:                      a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.11	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):</p> <p>1.                      ...                      2. <u>For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u>                      ...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.12	Amend	<p>Considers that CCZ-S3 should be amended to introduce a 5m setback with a 4m height limit within that setback so that building mass, and thus dominance, is not on the boundary of a residential property.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 3):</p> <p>1.                      ...                      3. <u>For any site adjoining a site identified within Character Precinct or a Residentially Zoned Heritage Area: The first 5 metres back from the boundary must not exceed 4m (one storey).</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.13	Amend	<p>Supports the report 'Planning for Residential Amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas:                      a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>

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Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.14	Amend	Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP relating to amenity, design adverse effects and heritage.	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as proposed by this submission.  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Jane Szentivanyi	376.8	Oppose in part	CCZ-S3 is opposed as the proposed controls will fail to manage significant adverse effects on adjoining sites. As currently drafted, CCZ-S11 will result in significant adverse effects on Moir Street properties, as well as recognised heritage and character values which cannot be mitigated through design. As such, the provision is contrary to the objectives and policies of the plan.	Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Jane Szentivanyi	376.9	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and a maximum height of 15m for any CCZ site adjacent to any site in the MDZ which is a heritage area or character precinct.	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct. <u>b. For any site adjoining a site identified within the MDZ within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u> ...
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Chrissie Potter	446.7	Oppose in part	Considers that CCZ-S3 will fail to manage significant adverse effects by allowing inappropriate, out of scale development.  Considers that standard is contrary to the proposed objectives and policies of the District Plan relating to amenity, design adverse effects and heritage.  [Refer to original submission for full reason].	Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height).
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Chrissie Potter	446.8	Amend	Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  Considers that the significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:  1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Chrissie Potter	446.9	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>Considers that the significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):</p> <p>1. ... b. <u>For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u> ...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Chrissie Potter	446.10	Amend	<p>Supports the report 'Planning for residential amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p> <p>Considers that as Moir Street is also designated a heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Dorothy Thompson	449.7	Oppose in part	<p>Considers that CCZ-S3 will fail to manage significant adverse effects by allowing inappropriate, out of scale development.</p> <p>Considers that standard is contrary to the proposed objectives and policies of the District Plan relating to amenity, design adverse effects and heritage.</p> <p>[Refer to original submission for full reason].</p>	<p>Opposes CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height).</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Dorothy Thompson	449.8	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>Considers that the significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p>



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Dorothy Thompson	449.9	Amend	<p>Considers that CCZ-S3 should be amended to set a more appropriate recession plane and maximum height of 15m for any CCZ site adjacent to any heritage area or character precinct.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>Considers that the significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows (add Point 2):</p> <p>1. ... <u>b. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may be higher than 15m.</u> ...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S3	Dorothy Thompson	449.10	Amend	<p>Supports the report 'Planning for residential amenity' by Boffa Miskell as it relates to its recommendation for all character areas to have a '5m boundary height limit with a 60 degree recession plane for ANY zone adjoining a character area'.</p> <p>Considers that as Moir Street is also designated a heritage area, it should have even more importance placed on mitigating the impacts of development from adjoining sites.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend CCZ-S3 (Character precincts and Residentially Zoned heritage areas – Adjoining site specific building and structure height) as follows:</p> <p>1. Identified character precincts and Residentially Zoned heritage areas: a. For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of <del>8m</del> <u>5m</u> above ground level from all side and rear boundaries that adjoin that precinct.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Precinct Properties New Zealand Limited	139.54	Oppose	<p>Opposes CCZ-S4 as it may be appropriate and necessary to provide building heights less than 22m in certain areas and the standard is seen as unnecessarily constraining.</p>	<p>Delete CCZ-S4 (Minimum building height) in its entirety.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Century Group Limited	238.24	Support	<p>Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.</p>	<p>Retain CCZ-S4 (Minimum building heights) as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Wheeler Grace Trust	261.4	Oppose	<p>Considers that the proposed Height Controls in Selwyn Terrace are inappropriate.</p> <p>Supports the proposal that Selwyn Terrace is HRZ with 21m Height Control area.</p> <p>6 Storey buildings would significantly detract from the residential amenity of Selwyn Terrace.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend CCZ-S4 (Minimum building height) so that Selwyn terrace, Thorndon does not have a 22m minimum building height.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	McDonald's	274.67	Oppose	<p>Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.</p>	<p>Delete CCZ-S4 (Minimum building height) in its entirety.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Eldin Family Trust	287.8	Oppose	<p>Considers that regardless of the zoning applied to Selwyn Terrace a minimum building height of 22m or a maximum if either 21m or 27m would be inappropriate.</p> <p>Considers that these building heights are inconsistent with the Viewshafts VS1 (The Beehive) and VS4 (The Beehive and The Cenotaph – Whitmore Street) which would clash with the viewshaft.</p> <p>Considers that tall buildings in Selwyn Terrace would detract from the residential amenity, special character and heritage of Selwyn Terrace and increase pressure on access, parking and turning.</p> <p>Considers that developers would face difficulty in complying with the minimum height requirements due to covenants on titles.</p> <p>[Refer to original submission for full reason]</p>	Opposes CCZ-S4 (Minimum building height) with respect to Selwyn Terrace (and the nearby areas of Hill Street and Guildford Terrace) being subject to the 22m minimum height control (Height control area 3).
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Restaurant Brands Limited	349.198	Oppose	<p>Oppose</p> <p>There are many buildings with a height less than the required minimum that will contribute positively to a well-functioning urban environment. The proposed standard will result in too many buildings requiring resource consent and is not an efficient or effective method to implement the policies of the Proposed District Plan.</p>	Delete CCZ-S4 (Minimum building height) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Woolworths New Zealand	359.90	Amend	<p>CCZ-S4 should be amended to exclude supermarkets, as this is an overly onerous standard when the PDP should be promoting development in the Centres. The standard could also be refined to be a building frontage height standard and limited to specified streets as identified on the planning maps to achieve centre vibrancy and amenity.</p>	<p>Amend CCZ-S4 (Minimum building height) as follows:</p> <ol style="list-style-type: none"> <li>1. A minimum height of 22m is required for new buildings or structures.</li> </ol> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>1. Any site adjoining a site located within a character precinct or Residentially Zoned Heritage Area and thus subject to CCZ-S3; and</li> <li>2. Any site within the Te Ngākau Civic Square Precinct.</li> <li>3. <u>Any new supermarket building</u></li> </ol>
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Z Energy Limited	361.121	Support in part	<p>CCZ-S4 is supported in so much as it seeks to enable a higher density of activities in the CC by enabling buildings of greater heights than other zones. This standard applies to every new 'building' or 'structure', which are both defined in the PDP and essentially includes any physical object that is fixed to the ground with no qualifying dimensions.</p>	Retain CCZ-S4 (Minimum building height) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Z Energy Limited	361.122	Amend	<p>Considers that CCZ-S4 should include an exclusion for any building or structure which is unable to be occupied. The intent of this rule is to relate to occupiable buildings rather than any structure that may be fixed to the ground (e.g. sign, pole, box, above ground water tanks, rubbish bins or compounds), which is unlikely to meet this 22m height requirement often for operational and functional necessity and triggers resource consent as a restricted discretionary activity.</p> <p>It is acknowledged that the assessment criteria requires consideration of any functional or operational need for a reduction in height. However, it is considered that an additional exclusion be included for ancillary structures that are not intended to be roofed or occupied by people.</p>	<p>Amend CCZ-S4 (Minimum building height) as follows:</p> <p>...</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>1. Any site adjoining a site located within a character precinct or Residentially Zoned Heritage Area and thus subject to CCZ-S3; and</li> <li>2. Any site within the Te Ngākau Civic Square Precinct</li> <li>3. <u>Any ancillary building or structure unable to be occupied by people.</u></li> </ol>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	U.S. Embassy Wellington	366.4	Oppose	Concerned about the minimum building height requirement of 21m in the City Centre zone around the United States Embassy for security reasons.	Amend the minimum building height standard CCZ-S4 (Minimum building height) so that it does not apply to sites surrounding the United States Embassy as identified on a map provided.  [Inferred decision requested] [See original submission for map]
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Argosy Property No. 1 Limited	383.120	Amend	Opposes the proposed minimum building height of 22m. Appreciates that the intention of this standard is to ensure new development in the CBD realises as much development capacity as possible, in accordance with NPS-UD. However, it may not be possible or practical for temporary buildings on sites (such as containers or temporary offices) to reach the minimum building height of 22m. However, there is still a functional need for such buildings to be located in the City Centre on a temporary basis, and it would be inappropriate and potentially onerous to obtain a discretionary resource consent in every situation where a temporary building or structure below 22m is to be erected in the City Centre zone. Therefore, Argosy seeks an exception to Standard CCZ-S4 in relation to temporary buildings. Argosy supports the assessment criteria where the standard is infringed to include recognising that a reduced height may be necessary to provide for the functional or operational needs of a proposed activity, or due to topographical or other site constraints	Amend CCZ-S4 (Minimum building height):  <u>This standard does not apply to temporary buildings and structures.</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Wellington Civic Trust	388.34	Support	CCZ-S4 is supported as it excludes buildings and structures in the Te Ngākau Civic Square Precinct from the minimum height of buildings standard.	Retain CCZ-S4 (Minimum building height) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Willis Bond and Company Limited	416.187	Support	Supports CCZ-S4 in part. Submitter is generally supportive of requiring sufficiently dense development within the CCZ, it should be acknowledged that 6 storeys will not always be appropriate for every site.	Retain CCZ-S4 (Minimum building height) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Willis Bond and Company Limited	416.188	Amend	Submitter considers that while they are generally supportive of requiring sufficiently dense development within the CCZ, it should be acknowledged that 6 storeys will not always be appropriate for every site.	Seeks that for CCZ-S4 (Minimum building height) Council should consider reducing the height limit.
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Willis Bond and Company Limited	416.189	Amend	Submitter considers that while they are generally supportive of requiring sufficiently dense development within the CCZ, it should be acknowledged that 6 storeys will not always be appropriate for every site.	Seeks that for CCZ-S4 (Minimum building height) Council should consider amending the standard to provide clarity on the factors which will be considered if the minimum building height is not achieved (e.g. quality urban design outcome).
Commercial and mixed use Zones / City Centre Zone / CCZ-S4	Foodstuffs North Island	476.57	Oppose	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete CCZ-S4 (Minimum building height) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S5	Precinct Properties New Zealand Limited	139.55	Oppose	Opposes CCZ-S5 as it may be appropriate to provide ground floor heights lower than 4m in certain areas and the standard is seen as unnecessarily constraining.	Delete (Minimum ground floor height) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S5	Century Group Limited	238.25	Support	Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.	Retain CCZ-S5 (Minimum ground floor height) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S5	Stratum Management Limited	249.35	Support in part	Supports the proposed minimum 4m ground floor height as it applies to non-residential buildings.  Considers that for residential apartment buildings the 4m ground floor height is not required, serves no useful purpose, and imposes additional construction costs and therefore increases apartment prices.  Considers that while conversion of commercial buildings to residential use is often feasible, it is rare that a residential building can be converted to commercial use and therefore a 4m ground floor height is less appropriate for residential buildings.	Retain CCZ-S5 (Minimum ground floor height) subject to amendment.

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S5	Stratum Management Limited	249.36	Amend	<p>Supports the proposed minimum 4m ground floor height as it applies to non-residential buildings.</p> <p>Considers that for residential apartment buildings the 4m ground floor height is not required, serves no useful purpose, and imposes additional construction costs and therefore increases apartment prices.</p> <p>Considers that while conversion of commercial buildings to residential use is often feasible, it is rare that a residential building can be converted to commercial use and therefore a 4m ground floor height is less appropriate for residential buildings.</p>	<p>Amend CCZ-S5 (Minimum ground floor height) as follows:</p> <p>The minimum ground floor height to <u>the underside of a structural slab</u> or equivalent shall be:</p> <ol style="list-style-type: none"> <li>For non-residential and mixed use buildings - 4m.</li> <li>For residential buildings - 3m.</li> </ol>
Commercial and mixed use Zones / City Centre Zone / CCZ-S5	McDonald's	274.68	Oppose	<p>Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.</p>	Delete CCZ-S5 (Minimum ground floor height) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S5	Restaurant Brands Limited	349.199	Oppose	<p>Opposed to the minimum floor-to-floor ceiling heights for new development. The standard is overly prescriptive, does not provide for the specific requirements of drive-through facilities, and is unworkable from an operational perspective, and will only serve to increase the cost and/or regulatory processes of the development.</p>	Delete CCZ-S5 (Minimum ground floor height) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S5	Fabric Property Limited	425.83	Oppose	<p>Opposes CCZ-S5 and seeks its deletion.</p> <p>Considers that it may be appropriate to provide ground floor heights lower than 4 metres in certain areas and that the standard as notified is unnecessarily constraining.</p>	Delete CCZ-S5 (Minimum Ground Floor Heights) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S5	Foodstuffs North Island	476.58	Oppose	<p>Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.</p>	Delete CCZ-S5 (Minimum ground floor height) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S6	Wellington City Youth Council	201.37	Support	<p>Supports maintaining the protection of sunlight access to listed public space in City Centre, including increasing the number of protected parks.</p>	Retain CCZ-S6 (Minimum sunlight access - public space) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S6	Century Group Limited	238.26	Support	<p>Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.</p>	Retain CCZ-S6 (Minimum sunlight access - public space) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S6	Khoi Phan	326.41	Oppose	<p>Considers that minimum sunlight requirement will further restrict our housing need. We are Wellington and now Whakatū Nelson.</p>	Remove CCZ-S6 (Minimum sunlight access – public space ) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S6	Restaurant Brands Limited	349.200	Support	<p>Support</p>	Retain CCZ-S6 (Minimum sunlight access – public space) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S6	Kāinga Ora Homes and Communities	391.735	Amend	<p>Considers that CCZ-S8 should be amended so that active frontage controls only apply where necessary, such as along principal roads/arterials not necessary along connecting streets. Only buildings that are located along any street edge should be controlled, rather than buildings on the whole site where an active frontage applies. Active frontage controls on streets and buildings where these matters do not apply should be deleted.</p> <p>These amendments recognise that active frontage controls are useful to achieve well-functioning urban environments where they are specifically applied on key roads where character and amenity values anticipated by underlying zoning are present.</p>	Amend CCZ-S8 (Active frontage control) to only apply for buildings that are located along principal roads/arterials and along any street edge.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S6	Catherine Penetito	474.8	Amend	Considers that Pukeahu National War Memorial Park should have sunlight protection for the whole area if it is to be maintained and enhanced.  The Hall of Memories, the Carillon and the old museum building are too important to be overshadowed by residential or other buildings.	Seeks that sunlight access must be maintained in a minimum of 80% of Pukeahu Park rather than the current 70% as specified in CCZ-S6 (Minimum sunlight access - public space).  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-S7	Century Group Limited	238.27	Support	Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.	Retain CCZ-S7 (Verandas) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S7	Restaurant Brands Limited	349.201	Support	Support	Retain CCZ-S7 (Verandahs) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S7	Z Energy Limited	361.123	Support in part	CCZ-S7 is partially supported as relates to specific sites identified on the Planning Maps with a 'verandah control'.	Retain CCZ-S7 (Verandahs) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-S7	Z Energy Limited	361.124	Amend	Considers that CCZ-S7 should be amended to have greater recognition of these existing activities and their operational and functional requirements that prevent compliance is needed, noting the investment associated with the existing commercial activities, the benefits they provide to the community and the need for them to be maintained and upgraded from time to time. It is sought that this standard not apply to buildings where there is functional requirement to not include a verandah. (Option A)	Amend CCZ-S7 (Verandahs) as follows:  1. Verandahs must be provided on building elevations on identified street frontages <u>except where there is a functional requirement for a building to not contain a verandah.</u> ...
Commercial and mixed use Zones / City Centre Zone / CCZ-S7	Z Energy Limited	361.125	Amend	Considers that CCZ-S7 should be amended to have greater recognition of these existing activities and their operational and functional requirements that prevent compliance is needed, noting the investment associated with the existing commercial activities, the benefits they provide to the community and the need for them to be maintained and upgraded from time to time. It is sought that this standard not apply to service stations. (Option B)	Amend CCZ-S7 (Verandahs) as follows: ...  This standard does not apply to:  a. Any scheduled building identified in SCHED1 - Heritage Buildings; b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree. <u>c. Service stations</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-S7	Z Energy Limited	361.126	Amend	Considers that CCZ-S7 should be amended to have greater recognition of these existing activities and their operational and functional requirements that prevent compliance is needed, noting the investment associated with the existing commercial activities, the benefits they provide to the community and the need for them to be maintained and upgraded from time to time. It is sought that this standard recognise functional requirement in the assessment criteria. (Option C)	Amend CCZ-S7 (Verandahs) as follows: ...  1. The extent to which any non-compliance: a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public space as part the development; and <u>c. Is required for on-site functional or operational needs</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-S7	Argosy Property No. 1 Limited	383.121	Amend	Supports that this standard would not apply where compliance would result in encroachment into the dripline of an existing tree, however there is a risk that referring to "street tree" would only include trees on berms or road reserves, and exclude existing trees on private property which still contribute to streetscape. Argosy proposes amending Standard CCZ-S7 to clarify that this standard would not apply where it would result in encroachment into the dripline of any tree that is to be retained	Amend CCZ-S7 (Verandahs) as follows:  This standard does not apply to: ... Any building where compliance with the standard results in an encroachment into the dripline of an existing <del>street</del> -tree <u>that is to be retained.</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-S7	Craig Palmer	492.38	Support in part	Supports the overall requirement for verandahs within the central city especially the north-south corridors that channel the prevailing winds. These significantly reduce the less pleasant elements of the city's climate.	Retain CCZ-S7 (Verandahs) and extent as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S7	Craig Palmer	492.39	Oppose	Opposes the lack of verandahs along the east-west thoroughfares. These have the potential to enhance the experience of walking across the city under shelter.	Seeks that verandahs are installed over time along the south side "Active Frontages" of Tennyson, Lorne, and College Streets; and Jessie, Frederick, and Haining Streets.
Commercial and mixed use Zones / City Centre Zone / CCZ-S7	Craig Palmer	492.40	Amend	Opposes the lack of verandahs along the east-west thoroughfares. These have the potential to enhance the experience of walking across the city under shelter.	Seeks that verandahs are installed over time along the south side "Active Frontages" of Tennyson, Lorne, and College Streets; and Jessie, Frederick, and Haining Streets.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S7	Craig Palmer	492.41	Amend	Considers that to achieve sunlight illuminating the active frontages, verandahs need to have clear glazing out to the kerbside.	Seeks that verandahs are required to have clear glazing out to the kerbside.
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Precinct Properties New Zealand Limited	139.56	Amend	Supports CCZ-S8 in part and generally agrees with the intent of the standard, but considers that it provides insufficient exceptions for functional requirements such as vehicle entrances. Therefore seeks that the standard be amended so that only 70% of an active frontage must be built up to the street edge, in order to allow for functional requirements on the remaining 30% of the frontage.	Amend CCZ-S8 (Active frontage) as follows: ... a. Be built up to the street edge <del>on all street boundaries and along the full 70% of the width of the site boundary bordering any street boundary, subject to functional requirements.</del>
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Century Group Limited	238.28	Support	Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.	Retain CCZ-S8 (Active frontage control) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	McDonald's	274.69	Oppose in part	Supports certain bulk and location standards in the Commercial and Mixed use zones the standards on active frontage and non-residential activity frontage controls are overly prescriptive.	Retain CCZ-S8 (Active frontage controls), subject to amendment outlined other submission points.
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	McDonald's	274.70	Amend	Considers that centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity. It would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.	Seeks that CCZ-S8 (Active frontage controls) is amended as follows:  1. <del>Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage for any new building, or ground level addition or alteration to an existing building. must:</del> <del>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</del> <del>b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</del> <del>c. Locate the principal public entrance on the front boundary;</del> 2. Any <del>new building or</del> ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: ... 1. <u>Dwellings must not locate on the ground floor of Any new building or addition to an existing building on an identified street with an active frontage for any new building, or ground level addition or alteration to an existing building. must:</u> <u>a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</u> <u>b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</u> <u>c. Locate the principal public entrance on the front boundary;</u> 2. Any <u>new building or</u> ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: ...
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Restaurant Brands Limited	349.202	Support	Support	Retain CCZ-S8 (Active frontage control) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Z Energy Limited	361.127	Support in part	CCZ-S8 is partially supported as it requires that buildings are built up to the street edge along the full width of the site, that glazing is provided and that the principal entrance is located on the front road boundary.	Retain CCZ-S8 (Active frontage control) with amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Z Energy Limited	361.128	Amend	Considers that CCZ-S8 does not recognise the operational and functional requirements of existing service stations and should be amended. The following amendment is sought. (Option A)	Amend CCZ-S8 (Active frontage control) as follows: ... 2. Any new building or addition to an existing building adjoining an identified street with an active frontage control must:  a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary <u>except where there is a functional requirement for that building to be set back from the street edge. In this case, 1b would not apply;</u> and b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and c. Locate the principal public entrance on the front boundary <u>except where there is a functional requirement for the principal entrance to not front the street.</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Z Energy Limited	361.129	Amend	Considers that CCZ-S8 does not recognise the operational and functional requirements of existing service stations and should be amended. The following amendment is sought. (Option B)	Amend CCZ-S8 (Active frontage control) as follows: ... Except: This does not apply to any heritage building identified in SCHED1-heritage buildings or <u>service stations</u> ; and ...
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Argosy Property No. 1 Limited	383.122	Amend	Considers that standard CCZ-S8.1.a provides that any new building or addition to an existing building adjoining an identified street with an active frontage control must be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary. We Considers that this control is overly restrictive and fails to recognise that there are robust reasons for a frontage to not be built up to the street edge along the full width of the site. For example, there may be a need for a vehicle or pedestrian entrance or public space.	Amend CCZ-S9.1 (Minimum residential unit size) as follows:  a. Be built up to the street edge <del>on all street boundaries</del> and along the full width of the site bordering any street boundary, <u>excluding vehicle and pedestrian access and public open spaces</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Oyster Management Limited	404.81	Oppose in part	Considers CCZ-S8 to be overly restrictive and fails to recognise there are reasons that a frontage may not be built to the street edge along the full width of the site, e.g. to provide for vehicle or pedestrian entrance, or public space.	Amend CCZ-S8 (Active frontage control) as follows:  Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary, <u>excluding vehicle and pedestrian access and public open spaces</u> ;
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Oyster Management Limited	404.82	Amend	Considers CCZ-S8 to be overly restrictive and fails to recognise there are reasons that a frontage may not be built to the street edge along the full width of the site, e.g. to provide for vehicle or pedestrian entrance, or public space.	Amend CCZ-S8 (Active frontage control) as follows:  Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary, <u>excluding vehicle and pedestrian access and public open spaces</u> ;
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Willis Bond and Company Limited	416.190	Amend	Submitter considers that there should be more flexibility to breach the CCZ-S8 where the overall design has a positive effect on the streetscape.	Amend CCZ-S8 (Active frontage control) as follows: ... Assessment criteria where the standard is infringed: 1. The extent to which: a. Any non-compliance is required for on-site functional needs or operational needs; b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings <u>or otherwise enhances the streetscape</u> ; and ...
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Fabric Property Limited	425.84	Amend	Considers that the properties at 1 Grey Street, 20 Customhouse Quay and 215 Lambton Quay are subject to the Active Frontage Control.  Standard CCZ-S8.1.a provides that any new building or addition to an existing building adjoining an identified street with an active frontage control must be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary.  Considers that this control is overly restrictive and fails to recognise that there are robust reasons for a frontage to not be built up to the street edge along the full width of the site. For example, there may be a need for a vehicle or pedestrian entrance or public space	Amend Standard CCZ-S9 as follows:  1. ...  a. Be built up to the street edge <del>on all street boundaries and</del> along the full width of the site bordering any street boundary, <u>excluding vehicle and pedestrian access and public open spaces</u> ;  ...

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Foodstuffs North Island	476.64	Oppose in part	<p>Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on active frontage and non-residential activity frontage controls are overly prescriptive.</p> <p>In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity.</p> <p>Considers that it would be would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.</p>	<p>Amend the CCZ-S8 (Active frontage control) as follows:</p> <p><del>1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building an adjoining identified street with an active frontage control for any new building, or ground level addition or alteration to an existing building, must:</del></p> <p><del>a) Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</del></p> <p><del>b) Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</del></p> <p><del>c) Locate the principal public entrance on the front boundary.</del></p> <p>Except that:</p> <p>This does not apply to any heritage building identified in SCHED1-heritage buildings; and</p> <p>2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that:</p> <p>...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S8	Foodstuffs North Island	476.65	Amend	<p>Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on active frontage and non-residential activity frontage controls are overly prescriptive.</p> <p>In FSNI's experience, centres and commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity.</p> <p>Considers that it would be would be more appropriate to streamline the standards with portions instead included within the Design Guidance and/or as matters of discretion.</p>	<p>Amend the CCZ-S8 (Active frontage control) as follows:</p> <p><del>1. Dwellings must not locate on the ground floor of Any new building or addition to an existing building an adjoining identified street with an active frontage control for any new building, or ground level addition or alteration to an existing building, must:</del></p> <p><del>a) Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary;</del></p> <p><del>b) Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and</del></p> <p><del>c) Locate the principal public entrance on the front boundary.</del></p> <p>Except that:</p> <p>This does not apply to any heritage building identified in SCHED1-heritage buildings; and</p> <p>2. Any new building or ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that:</p> <p>...</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S9	Century Group Limited	238.29	Support	<p>Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.</p>	<p>Retain CCZ-S9 (Minimum residential - unit size) as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S9	Stratum Management Limited	249.37	Amend	<p>Seeks that the minimum unit size for studio units is reduced to 30m2. Considers that Stratum has significant experience in the development of city centre residential buildings, including studio and dual key units. Stratum's model has been refined through significant experience and in Stratum's view a 30m2 studio unit can deliver successful outcomes. Stratum is not opposed to the other unit sizes specified.</p>	<p>Amend CCZ-S9 (Minimum residential - unit size) as follows:</p> <p>Residential units, including any dual key units, must meet the following minimum sizes:</p> <p>a. Studio units 350m2</p> <p>b. 1 bedroom unit: 40m2</p> <p>c. 2+ bedroom unit: 55m2</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S9	Stratum Management Limited	249.38	Support in part	<p>Stratum is not opposed to the other unit sizes specified at CCZ-S9.</p>	<p>Retain CCZ-S9 (Minimum residential - unit size) with respect to 1 and 2+ bedroom unit sizes.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S9	Kāinga Ora Homes and Communities	391.736	Support in part	<p>Supports this standard in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility.</p>	<p>Retain CCZ-S9 (Minimum residential - unit size) and seeks amendment.</p>



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S9	Kāinga Ora Homes and Communities	391.737	Amend	Supports this standard in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility.	Amend CCZ-S9 (Minimum residential - unit size) as follows:  ..... Residential Unit Type: Minimum Net Floor Area b. Studio unit 30 <del>5</del> m <sup>2</sup> c. 1 or more bedroom unit 40m <sup>2</sup> <del>d. 2+ bedroom unit 55m<sup>2</sup></del> .....
Commercial and mixed use Zones / City Centre Zone / CCZ-S9	Willis Bond and Company Limited	416.191	Oppose	Submitter is seeking fewer prescriptive standards.  Submitter considers that Wellington needs to ensure that we are not unnecessarily preventing innovation by prescribing housing standards, such as minimum unit sizes and outdoor living space requirements (in particular, within the City Centre Zone). While the standards currently drafted will be appropriate for many uses, they may not suit everyone and they do not respond to emerging trends in apartment design.  The standards also risk stifling affordable housing within the City Centre Zone by preventing more affordable building typologies.	Delete CCZ-S9 (Minimum residential – unit size) in its entirety.  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-S9	Willis Bond and Company Limited	416.192	Oppose	Opposes CCZ-S9 as the submitter considers: - Minimum residential unit sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling. - Health, fire egress and overcrowding issues that arise from small sized dwellings are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum unit sizes do not reflect the policy in CCZ-P4 to offer a range of housing price, type, size and tenure.	Delete CCZ-S9 (Minimum residential – unit size) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S9	Willis Bond and Company Limited	416.193	Amend	Opposes MCZ-S7 as the submitter considers: - Minimum residential unit sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling. - Health, fire egress and overcrowding issues that arise from small sized dwellings are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum unit sizes do not reflect the policy in CCZ-P4 to offer a range of housing price, type, size and tenure.	Seeks that if Council does decide to retain CCZ-S9 (Minimum residential – unit size) minimum residential unit sizes, it should be clearly defined that hotel accommodation, student accommodation and other similar accommodation types are distinct from residential unit sizes. The definition of residential units does not clearly exclude student accommodation and may render it subject to these minimum sizes.
Commercial and mixed use Zones / City Centre Zone / CCZ-S9	Reading Wellington Properties Limited	441.7	Support	Supports the permitted apartment sizes in CCZ-S9.	Retain CCZ-S9 (Minimum residential – unit size) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S10	Paul Burnaby	44.18	Amend	Considers that a provision should be made for 'juliet balconies' in CCZ-S10.	Add a provision in CCZ-S10 (Residential – outdoor living space) regarding 'juliet balconies'.

## Commercial and Mixed-use Zones / City Centre Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S10	Century Group Limited	238.30	Support	Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.	Retain CCZ-S10 (Residential - outdoor living space) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S10	Stratum Management Limited	249.39	Oppose	<p>Considers that this standard requires that each residential unit must be provided with an outdoor living space of a minimum size, or that communal living space is provided. In an apartment context, private outdoor living space would be provided in the form of balcony space. There is no equivalent provision in the operative district plan. Stratum has developed various buildings, both with and without balcony space. Stratum's experience suggests that balcony spaces are rarely used in Wellington, often become storage areas, and that they are generally incompatible with typical weather conditions. At a practical level, this requirement will impose additional costs on development. The requirement to provide a 5m2 balcony for an apartment will add an additional \$60,000 to the sale price for each apartment. For an 8m2 balcony, this costs will be in the order of \$100,000. For a typical building of some 100 units, this is a \$10M cost imposition. A communal open space of some 150m2 would add about \$2M of cost. These additional costs result directly from the construction cost of the additional floor area, noting that this is additional to the minimum unit size required by CCZ-S9 (Minimum residential - unit size). The requirement will have a significant and direct impact on housing affordability. The provision of communal open space will have a similar effect.</p> <p>Stratum's recent development experience provides that the requirement is not necessary. The provision of Juliet balconies and fully openable sliding doors provide apartments with a strong connection to the outdoors. Moreover, the significant amenity provided within the public environment - public parks, the waterfront, Oriental Bay and Mt Victoria for instance - is a driving factor for the growth in central city residents.</p>	Remove standard CCZ-S10 (Residential - outdoor living space).
Commercial and mixed use Zones / City Centre Zone / CCZ-S10	Kāinga Ora Homes and Communities	391.738	Oppose	Opposes this standard and considers the City Centre is a zone where it may be appropriate to develop residential units without outdoor living space given the access to public spaces and facilities.	Delete CCZ-S10 (Residential - outdoor living space) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S10	Willis Bond and Company Limited	416.194	Oppose	<p>Submitter is seeking fewer prescriptive standards.</p> <p>Submitter considers that Wellington needs to ensure that we are not unnecessarily preventing innovation by prescribing housing standards, such as minimum unit sizes and outdoor living space requirements (in particular, within the City Centre Zone). While the standards currently drafted will be appropriate for many uses, they may not suit everyone and they do not respond to emerging trends in apartment design.</p> <p>The standards also risk stifling affordable housing within the City Centre Zone by preventing more affordable building typologies.</p>	<p>Delete CCZ-S10 (Residential - outdoor living space) in its entirety.</p> <p>[Inferred decision requested].</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S10	Willis Bond and Company Limited	416.195	Oppose	<p>Opposes CCZ-S10 as the submitter considers:</p> <ul style="list-style-type: none"> <li>- Minimum outdoor living space sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands.</li> <li>- Occupiers are well-equipped to make their own decisions as to the type and size of dwelling.</li> <li>- Health, fire egress and overcrowding issues that arise from lack of outdoor living space are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986).</li> <li>- Minimum outdoor living space sizes do not reflect the policy in CCZ-P4 to offer a range of housing price, type, size and tenure.</li> </ul>	Delete CCZ-S10 (Residential – outdoor living space) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Tracey Paterson	74.7	Oppose	<p>Opposes CCZ-S11 as currently drafted.</p> <p>CCZ-S11 will result in significant adverse effects on Moir Street properties which cannot be mitigated through design.</p> <p>Moir Street is unique due to its classification as MRZ, Character Precinct, Heritage Area and adjacency to CCZ. As currently drafted, the standards of the proposed plan will allow buildings of up to 28.5m high to tower over 1-2 story heritage cottages on Moir St. The proposed 60 degree recession plane from 8m will provide negligible mitigation.</p> <p>The Standards of the CCZ proposed Plan will lead to significant adverse effects by allowing inappropriate, out of scale development with a direct impact on residential properties that have recognised heritage and character values on Moir Street.</p> <p>The standards will result in outcomes that are contrary to the objectives and policies of the PDP (CCZ)</p>	Reject CCZ-S11 (Minimum building separation distance) as drafted.
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Tracey Paterson	74.8	Amend	<p>CCZ-S11 should be amended to ensure that the same expectations for separation of residential buildings that apply within a site also apply to adjacent residentially zoned sites.</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as follows:</p> <p>1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings located on the same site <u>and a 5m separation distance from any residential building on any adjoining residentially zoned site.</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Athena Papadopoulos	183.13	Amend	<p>Considers that CCZ-S11 should be amended as the proposed controls will fail to manage significant adverse effects on adjoining sites.</p> <p>Considers that this should be amended to ensure that the same expectations for separation of residential buildings that apply within a site also apply to adjacent residentially zoned sites.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as follows:</p> <p>1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings located on the same site, <u>and a 5m separation distance from any residential building on any adjoining residentially zoned site,</u> as shown in Diagram 18 below.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Athena Papadopoulos	183.14	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Lara Bland	184.13	Amend	<p>Considers that CCZ-S11 should be amended as the proposed controls will fail to manage significant adverse effects on adjoining sites.</p> <p>Considers that this should be amended to ensure that the same expectations for separation of residential buildings that apply within a site also apply to adjacent residentially zoned sites.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as follows:</p> <p>1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings located on the same site, <u>and a 5m separation distance from any residential building on any adjoining residentially zoned site</u>, as shown in Diagram 18 below.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Lara Bland	184.14	Amend	<p>Considers that CCZ-S1 and CCZ-S3 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Geoff Palmer	188.13	Amend	<p>Considers that CCZ-S11 should be amended as the proposed controls will fail to manage significant adverse effects on adjoining sites.</p> <p>Considers that this should be amended to ensure that the same expectations for separation of residential buildings that apply within a site also apply to adjacent residentially zoned sites.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as follows:</p> <p>1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings located on the same site, <u>and a 5m separation distance from any residential building on any adjoining residentially zoned site</u>, as shown in Diagram 18 below.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Geoff Palmer	188.14	Amend	<p>Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design): CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects): CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes): CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects): CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Dougal and Libby List	207.15	Amend	<p>Considers that CCZ-S11 should be amended as the proposed controls will fail to manage significant adverse effects on adjoining sites.</p> <p>Considers that this should be amended to ensure that the same expectations for separation of residential buildings that apply within a site also apply to adjacent residentially zoned sites.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as follows:</p> <p>1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings located on the same site, <u>and a 5m separation distance from any residential building on any adjoining residentially zoned site</u>, as shown in Diagram 18 below.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Dougal and Libby List	207.16	Amend	<p>Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP below:</p> <p>CCZ-O5 (Amenity and design) as follows: CCZ-O5.4. and CCZ-O5.7.</p> <p>CCZ-O7 (Managing adverse effects) as follows: CCZ-O7.1. and CCZ-O7.2.a. to CCZ-O7.2.e.</p> <p>CCZ-P9 (Quality design outcomes) as follows: CCZ-P9.2.</p> <p>CCZ-P12 (Managing adverse effects) as follows: CCZ-P12.1. and CCZ-P12.2.</p> <p>MRZ-PREC01-O1 (Character Precincts).</p> <p>HH-O2 (Protecting historic heritage).</p> <p>PART 2 - DISTRICT-WIDE MATTERS - Strategic Direction - Urban Form and Development: The Plan also protects areas of special character in the City's inner suburbs. These suburbs are some of the City's original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as 'Character Precincts'. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as proposed by this submission.</p> <p>[Inferred decision requested].</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Century Group Limited	238.31	Support	<p>Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.</p>	<p>Retain CCZ-S11 (Minimum building separation distance) as notified.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.15	Amend	<p>Considers that CCZ-S11 should be amended as the proposed controls will fail to manage significant adverse effects on adjoining sites.</p> <p>Considers that this should be amended to ensure that the same expectations for separation of residential buildings that apply within a site also apply to adjacent residentially zoned sites.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reason]</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as follows:</p> <p>1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings located on the same site, <u>and a 5m separation distance from any residential building on any adjoining residentially zoned site</u>, as shown in Diagram 18 below.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Moir Street Collective - Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray	312.16	Amend	Considers that CCZ-S1, CCZ-S3, and CCZ-S11 as proposed are contrary to the proposed objectives and policies of the PDP relating to amenity, design adverse effects and heritage.	Amend CCZ-S11 (Minimum building separation distance) as proposed by this submission.  [Inferred decision requested].
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Retirement Villages Association of New Zealand Incorporated	350.301	Oppose in part	Opposes the minimum building separation distance (being 8 m from any other building on the same site) for retirement villages as it would prevent linked buildings. Considers that the proposed matters of discretion for retirement villages are sufficient for assessing any effects relating to building lengths.	Opposes CCZ-S11 (Minimum building separation distance) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Retirement Villages Association of New Zealand Incorporated	350.302	Amend	Opposes the minimum building separation distance (being 8 m from any other building on the same site) for retirement villages as it would prevent linked buildings. Considers that the proposed matters of discretion for retirement villages are sufficient for assessing any effects relating to building lengths.	Amend CCZ-S11 (Minimum building separation distance) as follows:  1. ... [diagram] <u>This standard does not apply to retirement villages.</u>
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Jane Szentivanyi	376.10	Oppose in part	CCZ-S11 is opposed as the proposed controls will fail to manage significant adverse effects on adjoining sites. As currently drafted, CCZ-S11 will result in significant adverse effects on Moir Street properties, as well as recognised heritage and character values which cannot be mitigated through design. As such, the provision is contrary to the objectives and policies of the plan.	Opposes CCZ-S11 (Minimum building separation distance) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Jane Szentivanyi	376.11	Amend	Considers that CCZ-S11 should be amended to ensure that the same expectations for separation of residential buildings that apply within a site also apply to adjacent residentially zoned sites.	Amend CCZ-S11 (Minimum building separation distance) as follows:  1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings located on the same site <u>and a 5m separation distance from any residential building on any adjoining residentially zoned site</u> , as shown in Diagram 18 below. ... Delete CCZ-S11 (Minimum building separation distance) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Kāinga Ora Homes and Communities	391.739	Oppose	Opposes this standard as considers it constrains design flexibility, and it is not clear what positive outcome it achieves.	Delete CCZ-S11 (Minimum building separation distance) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Chrissie Potter	446.11	Amend	Considers that CCZ-S11 should be amended as the proposed controls will fail to manage significant adverse effects on adjoining sites.  Considers that this should be amended to ensure that the same expectations for separation of residential buildings that apply within a site also apply to adjacent residentially zoned sites.  The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.  The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.  [Refer to original submission for full reasons].	Amend CCZ-S11 (Minimum building separation distance) as follows:  1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings located on the same site, <u>and a 5m separation distance from any residential building on any adjoining residentially zoned site</u> , as shown in Diagram 18 below.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S11	Dorothy Thompson	449.11	Amend	<p>Considers that CCZ-S11 should be amended as the proposed controls will fail to manage significant adverse effects on adjoining sites.</p> <p>Considers that this should be amended to ensure that the same expectations for separation of residential buildings that apply within a site also apply to adjacent residentially zoned sites.</p> <p>The currently proposed 60 degree recession plane from 8m will provide negligible mitigation from allowing buildings of up to 28.5m to tower over one-two storey heritage cottages on Moir Street.</p> <p>The significant adverse effects include: loss of sunlight, overlooking and loss of privacy, shading, increased wind, over-dominance of building form, loss of privacy, streetscape and urban design impacts.</p> <p>[Refer to original submission for full reasons].</p>	<p>Amend CCZ-S11 (Minimum building separation distance) as follows:</p> <p>1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings located on the same site, <u>and a 5m separation distance from any residential building on any adjoining residentially zoned site</u>, as shown in Diagram 18 below.</p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S12	Precinct Properties New Zealand Limited	139.57	Oppose	Considers that this standard will act as a constraint on appropriate development and design, and it is not clear what positive outcome it achieves.	Delete CCZ-S12 (Maximum building depth) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S12	Century Group Limited	238.32	Support	Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.	Retain CCZ-S12 (Maximum building depth) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S12	Stratum Management Limited	249.40	Oppose	Considers that the standard appears to seek to address the creation of long and featureless building facades. This outcome would appear to be better addressed through design guidance (and associated discretion tied to the design guide) than through a standard. There are various design techniques that can address the issue that the standard is attempting to control.	Delete standard CCZ-S12 (Maximum building depth).
Commercial and mixed use Zones / City Centre Zone / CCZ-S12	Restaurant Brands Limited	349.203	Support	Support	Retain CCZ-S12 (Maximum building depth) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S12	Retirement Villages Association of New Zealand Incorporated	350.303	Oppose in part	Opposes the applicability of a maximum building depth standard for retirement villages. Considers that the proposed matters of discretion for CCZ-R19 and CCZ-R20 are sufficient for assessing any effects relating to building lengths.	Opposes CCZ-S12 (Maximum building depth) and seeks amendment.
Commercial and mixed use Zones / City Centre Zone / CCZ-S12	Retirement Villages Association of New Zealand Incorporated	350.304	Amend	Opposes the applicability of a maximum building depth standard for retirement villages. Considers that the proposed matters of discretion for CCZ-R19 and CCZ-R20 are sufficient for assessing any effects relating to building lengths.	<p>Amend CCZ-S12 (Maximum building depth) as follows:</p> <p>1. ... [diagram] <u>This standard does not apply to retirement villages.</u></p>
Commercial and mixed use Zones / City Centre Zone / CCZ-S12	Kāinga Ora Homes and Communities	391.740	Oppose	Opposes this standard as considers it constrains design flexibility, and it is not clear what positive outcome it achieves.	Delete CCZ-S12 (Minimum building depth) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S12	Willis Bond and Company Limited	416.196	Oppose	Considers that maximum building depth is too restrictive and the submitter does not consider that it meets the section 32 Resource Management Act 1991 tests for appropriateness.	Delete CCZ-S12 (Maximum building depth) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S12	Fabric Property Limited	425.85	Oppose	<p>Opposes CCZ-S12, which sets a maximum building depth of 25m.</p> <p>This standard will act as a constraint on appropriate development and design, and it is not clear what positive outcome it achieves.</p>	Delete CCZ-S12 (Maximum Building Depth) in its entirety.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / City Centre Zone / CCZ-S12	Foodstuffs North Island	476.101	Oppose	<p>Opposes the Centre standards which sets a maximum 25m continuous depth of any external side wall.</p> <p>The word “continuous” is defined as forming an unbroken whole, without being interrupted. It is unclear whether the standard would still apply if the side wall was modulated.</p> <p>It would appear that the intent of these standards relates to privacy and dominance effects on neighbours and preventing a long featureless building façade. Privacy and dominance effects are more appropriately dealt with via the height, height in relation to boundary and outlook space standards. Furthermore, any new building in a Centre zone that is visible from the public realm requires consent and consideration of objectives and policies that also address amenity and design.</p> <p>Considers that the standards on maximum building depth are unnecessary and will act as a constraint on appropriate development and design.</p>	Delete CCZ-S12 (Maximum building depth) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-S13	Century Group Limited	238.33	Support	<p>Generally supports the balance of the standards that are proposed to apply to the City Centre Zone, subject to the specific relief sought in respect of the application of the Veranda and Active Frontages controls to the Property. The range of standards will effectively manage the design of development within the City Centre.</p>	Retain CCZ-S13 (Outlook space) as notified.
Commercial and mixed use Zones / City Centre Zone / CCZ-S13	Kāinga Ora Homes and Communities	391.741	Oppose	<p>Opposes this provision as considers it sets a standard that may not be possible to meet for dwellings that would otherwise provide a decent standard of living.</p>	Delete CCZ-S13 (Outlook space) in its entirety.
Commercial and mixed use Zones / City Centre Zone / CCZ-PREC01-S1	Paul Burnaby	44.19	Support	<p>Supports the Te Ngakau Civic Square Precinct provisions (precinct, objectives, policies, rules and standards), including the proposed 40m maximum height standard (CCZ-PREC01-S1) and request that the Council confirms those provisions.</p>	Retain CCZ-PREC01-S1 precinct and associated provisions as notified.