

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Strategic Direction / Urban Form and Development / General UFD	Victoria University of Wellington Students' Association	123.8	Support	Supports the strategic direction in the PDP to increase housing choice and affordability.	Not specified.
Strategic Direction / Urban Form and Development / General UFD	Victoria University of Wellington Students' Association	123.9	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the effects of urban development, including building emissions or land disruption, on native birds or trees in the surrounding areas are monitored.
Strategic Direction / Urban Form and Development / General UFD	Tapu-te-Ranga Trust	297.14	Support	Supports the recognition of an undersupply of housing in the City, and the approach to increase housing choice and affordability by enabling development across the housing spectrum – from assisted housing solutions through to private home ownership.	Retain introduction for the Urban Form and Development chapter as notified.
Strategic Direction / Urban Form and Development / General UFD	Restaurant Brands Limited	349.7	Support	Support	Retain UFD – Te Āhua Tāone me te Whanaketanga - Urban Form and Development as notified.
Strategic Direction / Urban Form and Development / General UFD	Greater Wellington Regional Council	351.68	Support in part	Supports the objectives that aim to ensure development is well connected to the transport network.	Retain the Urban Form and Development Objectives, subject to amendments.
Strategic Direction / Urban Form and Development / General UFD	Greater Wellington Regional Council	351.69	Amend	Considers that these strategic objectives have regard to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1. This includes (but is not limited to) urban areas that are climate resilient, contribute to the protection of the natural environment and transition to a low-emission region, are compact and well connected, support housing affordability and choice, and enable Māori to express their cultural and traditional norms. Consent decisions should need to consider how particular subdivision, use or development is contributing to the qualities and characteristics of well-functioning urban environments.	Amend wording of these strategic objectives as required to have regard to the qualities and characteristics of well-functioning urban environments, as articulated in Objective 22 of Proposed RPS Change 1.
Strategic Direction / Urban Form and Development / General UFD	Jane Szentivanyi and Ben Briggs	369.7	Amend	Considers that a staged approach to development capacity is more appropriate. The National Policy Statement on Urban Development requires the Council to enable sufficient development capacity in the short, medium term and long term. This means a staged approach is appropriate given the changing demographics and needs of our city over the next 30 years. Given building consent figures, further development capacity does not appear to be necessary until the medium term (2024 - 2031). [Refer to original submission for full reason and figures]	Seeks that a staged approach to housing development be adopted.
Strategic Direction / Urban Form and Development / General UFD	Southern Cross Healthcare Limited	380.26	Support	Supports the direction of the Proposed Plan to support well functioning urban environments. This is important because the Proposed Plan is required to give effect to the NPS-UD, and the NPS-UD identifies the appropriate level of intensification that should be enabled in tier 1 urban environments such as Wellington – including recognising that urban environments change over time.	Retain Urban Form and Development strategic objectives as notified.
Strategic Direction / Urban Form and Development / General UFD	Kāinga Ora Homes and Communities	391.75	Oppose	Opposes the definition of 'Assisted Housing' and its reference in the UFD chapter.	Opposes the term 'Assisted housing' in the Urban Form and Development chapter.
Strategic Direction / Urban Form and Development / General UFD	Kāinga Ora Homes and Communities	391.76	Amend	Considers that the references to 'assisted housing' should be removed from the UFD Chapter	Amend the Urban Form and Development chapter to remove all references to 'assisted housing'.
Strategic Direction / Urban Form and Development / General UFD	Kāinga Ora Homes and Communities	391.77	Amend	Considers that the references to 'assisted housing' should be removed from the UFD-Introduction.	Amend the Urban Form and Development chapter to remove all references to 'assisted housing' including and not limited to the introduction.

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Strategic Direction / Urban Form and Development / General UFD	Lucy Harper and Roger Pemberton	401.3	Support	Supports the principles outlined in the Urban Form and Development chapter and the extension of Wellington City into the greenfield areas identified using those principles.	Retain UFD (Urban form and development) chapter as notified.
Strategic Direction / Urban Form and Development / General UFD	Metlifecare Limited	413.4	Amend	<p>In the Urban Form and Development section, the primary issue identified is population growth resulting in a higher demand for housing in circumstances where capacity modelling shows that this demand is unlikely to be met.</p> <p>The introduction explains this issue but does not explicitly recognise the crucial role that retirement and aged care facilities have in providing for the health and wellbeing of the New Zealand community and the provision of housing for elderly residents.</p> <p>This fails to recognise that the local community benefits from the provision of retirement villages. For example, they release pressure on social and health services and contribute to employment in New Zealand, both in the construction sector and day-to-day operations. They also allow residents to live in familiar suburbs where they often have family and friends in close proximity. Further, Retirement Villages have a crucial role in the general housing market because the supply of retirement village housing releases existing housing stock into the market and reduces pressure on existing infrastructure.</p> <p>Metlifecare seeks amendments to be made to this section to recognise the growing role that retirement villages will have in providing healthy, safe, affordable homes that meet the needs of older people in the community and in keeping up with housing demand. This should then filter down into other objectives and policies in the Proposed Plan</p>	<p>Amend the introduction as follows:                      “Enabling sufficient land supply for housing and business activity is crucial for the ability of residents to meet their social, economic, environmental, and cultural wellbeing. The National Policy Statement on Urban Development requires the Council to provide sufficient development capacity to meet expected demand for housing and business land over the short (3 years), medium (3-10 years), and long term (10-30 years). This District Plan sets the policy foundation to enable growth to be accommodated beyond the life of the Plan. <u>Particular consideration also needs to be given to the growing demand for housing for the elderly, including retirement villages. The demand for retirement village housing is increasing as more New Zealanders are choosing to live in retirement villages, enjoying the range of facilities, housing options, activities, and social and health benefits on offer which are able to suit the needs of older people in the community.”</u></p> <p>...</p> <p>The District Plan approach is to increase housing choice and affordability by enabling development across the housing spectrum – from assisted housing solutions through to private home ownership. <u>In doing so, the District Plan must recognise and provide for the functional and operational requirements of these different types of housing solutions, including retirement villages.”</u></p>
Strategic Direction / Urban Form and Development / General UFD	Newtown Residents' Association	440.13	Not specified	Considers that UFD Objectives are incompatible with requirements from the NPS-UD 2020 and the RMA Schedule 3B and will enable negative unintended consequences.	Not specified.
Strategic Direction / Urban Form and Development / New UFD	Greater Wellington Regional Council	351.70	Amend	Considers that further policy direction is required to achieve these objectives. Specifically, to have regard to Proposed RPS Change 1 (policies CC.1, CC.3 and CC.9), a new policy should be included in the PDP that prioritises development, whether it be greenfield or brownfield development, in areas where there are effective public transport links.	Add a new Objective to the 'Urban Form and Development' chapter that directs the prioritisation of development in locations where there are effective public transport links.
Strategic Direction / Urban Form and Development / New UFD	Metlifecare Limited	413.5	Amend	Consider that as currently drafted this objective does not recognise the importance of housing being able to provide both social and health benefits in the community.	<p>Seeks that a new strategic objective is incorporated as follows:</p> <p><u>UDF - 09 The housing and care needs of the ageing population are recognised and provided for across the City to meet demand.</u></p>
Strategic Direction / Urban Form and Development / UFD-O1	Victoria University of Wellington Students' Association	123.10	Support	<p>Support growing new urban centres in highly connected suburbs.</p> <p>Considers that they have the capability to service an intensified community and provide an urban centre for business and recreation. The focus should be on the growth of urban areas along transport routes and in suburbs with easily accessible transport lines.</p>	<p>Seeks that the chosen areas for growing new urban centres should focus on highly connected suburbs with easily accessible transport lines.</p> <p>[Inferred decision requested]</p>
Strategic Direction / Urban Form and Development / UFD-O1	Kilmarston Developments Limited and Kilmarston Properties Limited	290.29	Support	Considers that it is important that Council encourages development that will support a more compact City.	Retain UFD-O1 (Wellington's compact urban form is maintained with the majority of urban development located within the City Centre, in and around Centres, and along major public transport corridors.) as notified.
Strategic Direction / Urban Form and Development / UFD-O1	Woolworths New Zealand	359.15	Support	UFD-O1 is supported.	Retain Objective UFD-O1 (Wellington's compact urban form is maintained...) as notified.

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Strategic Direction / Urban Form and Development / UFD-01	Waka Kotahi	370.67	Support	Supports this strategic objective as written.	Retain Strategic Objective UFD-01 (Wellington's compact urban form is maintained...) as notified.
Strategic Direction / Urban Form and Development / UFD-01	Argosy Property No. 1 Limited	383.16	Support	Supports maintaining Wellington's 'compact urban form'. The National Policy Statement on Urban Development 2020 (NPS-UD) requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments. Argosy supports the strategic direction set by the NPS-UD. The feedback that Argosy provides on the provisions below seeks to ensure that the rules and standards in the District Plan enable this outcome	Retain Objective UFD-01 as notified.
Strategic Direction / Urban Form and Development / UFD-01	Kāinga Ora Homes and Communities	391.78	Support	Objective UFD-01 is generally supported.	Retain Objective UFD-01 (Wellington's compact urban form...) as notified.
Strategic Direction / Urban Form and Development / UFD-01	Investore Property Limited	405.27	Support	Supports provision of a compact urban form and urban intensification provided under UFD-01.  The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments [Refer to original submission for full reason].	Retain UFD-01 (Strategic Objectives) as notified.
Strategic Direction / Urban Form and Development / UFD-01	Willis Bond and Company Limited	416.41	Support	Supports the direction of UFD-01.	Retain UFD-01 (Wellington's compact urban form is maintained...) as notified.
Strategic Direction / Urban Form and Development / UFD-01	Stride Investment Management Limited	470.11	Support	Supports UFD-01 (Wellington's compact urban form is maintained...)	Retain as notified.
Strategic Direction / Urban Form and Development / UFD-01	Te Rūnanga o Toa Rangatira	488.28	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-01 (Wellington's compact urban form is maintained...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points
Strategic Direction / Urban Form and Development / UFD-02	Victoria University of Wellington Students' Association	123.11	Support	Supports the goal of UFD-02 (Urban Form and Development - Objectives).  Considers that compact urban forms are needed to reduce the city's carbon emissions and the need for residents to travel in private vehicles.	Retain UFD-02 (Urban development in identified greenfield areas) as notified.
Strategic Direction / Urban Form and Development / UFD-02	Retirement Villages Association of New Zealand Incorporated	350.17	Oppose in part	Opposes in part the 'centres and transport corridors' approach to urban intensification. Considers that this approach does not recognise that retirement villages are required in all areas.	Opposes UFD-02 (Strategic Direction) and seeks amendment to recognise that the centres and transport corridor approach is not appropriate for some forms of development.
Strategic Direction / Urban Form and Development / UFD-02	Retirement Villages Association of New Zealand Incorporated	350.18	Amend	Opposes in part the 'centres and transport corridors' approach to urban intensification. Considers that this approach does not recognise that retirement villages are required in all areas.	Seeks amendment to UFD-02 (Strategic Direction) to recognise that the centres and transport corridor approach is not appropriate for some forms of development.
Strategic Direction / Urban Form and Development / UFD-02	Retirement Villages Association of New Zealand Incorporated	350.19	Support in part	Considers that UFD-02 refers to 'identified greenfield areas', but no such identification of the greenfield areas referred to is provided elsewhere in the District Plan.	Retain UFD-02 (Strategic Direction) and seeks clarification as to what/where the 'identified greenfield areas' are located; or seeks amendment UFD-02 (Strategic Direction) as follows: ☒ Urban development in identified greenfield areas: ...

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Strategic Direction / Urban Form and Development / UFD-O2	Retirement Villages Association of New Zealand Incorporated	350.20	Amend	Considers that UFD-O2 refers to 'identified greenfield areas', but no such identification of the greenfield areas referred to is provided elsewhere in the District Plan.	Seeks amendment to UFD-O2 (Strategic Direction) either clarify as to what/where the 'identified greenfield areas' are located; or amend UFD-O2 (Strategic Direction) as follows: ☒ Urban development in identified greenfield areas: ...
Strategic Direction / Urban Form and Development / UFD-O2	Woolworths New Zealand	359.16	Support	UFD-O2 is supported.	Retain Objective UFD-O2 (Urban development in identified greenfield areas...) as notified.
Strategic Direction / Urban Form and Development / UFD-O2	Waka Kotahi	370.68	Amend	The submitter would like to see direction in this section for new greenfield developments to include some areas dedicated to 'central neighbourhood' functions, to meet the day-to-day needs of future residents without the need for private vehicle travel.	Amend Strategic Objective UFD-O2 (Urban development in identified greenfield areas...) as follows: Urban development in identified greenfield areas: 1. Is environmentally and ecologically sensitive; 2. Makes efficient use of land; 3. Is well-connected to the public transport network, and 4. Reinforces the City's compact urban form.; and 5. <u>A mix and distribution of land uses within greenfield area to provide opportunities for business activities and employment, community facilities and open space close to where people live.</u>
Strategic Direction / Urban Form and Development / UFD-O2	Kāinga Ora Homes and Communities	391.79	Support	Objective UFD-O2 is generally supported.	Retain Objective UFD-O2 (Urban development in identified greenfield areas...) as notified.
Strategic Direction / Urban Form and Development / UFD-O2	Wellington International Airport Ltd	406.73	Not specified	Incompatible urban development, particularly greenfield development, has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Urban development should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See paragraphs 4.11 to 4.15 of original submission for full reason]	Amend UFD-O2 (Urban development in greenfield areas) as follows:  Urban development in identified greenfield areas: 1. Is environmentally and ecologically sensitive; 2. Makes efficient use of land; 3. Is well-connected to the public transport network. <del>and</del> 4. Reinforces the City's compact urban form; <u>and</u> 5. <u>Is compatible with surrounding regionally significant infrastructure.</u>
Strategic Direction / Urban Form and Development / UFD-O2	Willis Bond and Company Limited	416.42	Support	Supports the direction of UFD-O2.	Retain UFD-O2 (Urban development in identified greenfield areas...) as notified.
Strategic Direction / Urban Form and Development / UFD-O2	Te Rūnanga o Toa Rangatira	488.29	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-O2 (Urban development in identified greenfield areas...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points
Strategic Direction / Urban Form and Development / UFD-O3	Victoria University of Wellington Students' Association	123.12	Support	Supports growing new urban centres in highly connected suburbs, such as Khandallah.  The train line to Khandallah in particular is the fastest train route on offer in the Wellington network and operates every 15 minutes, making this ideal for intensification.	Supports residential intensification in Khandallah due to its transport connectivity.
Strategic Direction / Urban Form and Development / UFD-O3	Phillippa O'Connor	289.3	Support	Supports the Objective UFD-O3 as notified.	Retain UFD-O3 (Medium to high density and assisted housing developments are located in areas that are...) as notified.
Strategic Direction / Urban Form and Development / UFD-O3	Kilmarston Developments Limited and Kilmarston Properties Limited	290.30	Support	Considers that it is important that Council encourages development that will support a more compact City.	Retain UFD-O3 (Medium to high density and assisted housing developments are located in areas that are...) as notified.

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Strategic Direction / Urban Form and Development / UFD-03	Transpower New Zealand Limited	315.46	Amend	Considers that within the General Residential Zone qualifying matter areas may limit the amount of permitted medium density development possible on an allotment. While the policy directive within UFD-03 is supported, the submitter supports reference to qualifying matter areas as they directly influence the capacity for intensification.	Amend Objective UFD-03 as follows:  UFD-03 Medium to high density and assisted housing developments are located in areas that are: 1. Connected to the transport network and served by multi-modal transport options; or 2. Within or near a Centre Zone or other area with many employment opportunities; and 3. Served by public open space and other social infrastructure.  <u>Noting that medium to high density housing developments may not be appropriate in qualifying matter areas.</u>
Strategic Direction / Urban Form and Development / UFD-03	Transpower New Zealand Limited	315.47	Support in part	Considers that within the General Residential Zone qualifying matter areas may limit the amount of permitted medium density development possible on an allotment. While the policy directive within UFD-03 is supported, the submitter supports reference to qualifying matter areas as they directly influence the capacity for intensification.	Amend UFD-03 as follows:  UFD-03 Medium to high density and assisted housing developments are located in areas that are: 1. Connected to the transport network and served by multi-modal transport options; or 2. Within or near a Centre Zone or other area with many employment opportunities; and 3. Served by public open space and other social infrastructure.  <u>Noting that medium to high density housing developments may not be appropriate in qualifying matter areas.</u>
Strategic Direction / Urban Form and Development / UFD-03	Retirement Villages Association of New Zealand Incorporated	350.21	Oppose in part	Opposes in part the 'centres and transport corridors' approach to urban intensification. Considers that this approach does not recognise that retirement villages are required in all areas. Also considers the requirement for developments to be served by public open space and other social infrastructure may be overly restrictive for retirement villages which provide on-site amenities for their residents. Considers that the use of the phrasing 'are located in' is very restrictive. As large areas of the city have been zoned for medium to high density development (i.e. the Medium Density and High Density Residential Zones) the application of this policy within those zones has the potential to further limit the area within which such developments are supported. Considers that this is contrary to the purpose / function of the Enabling Housing Act.	Opposes UFD-03 (Strategic Direction) and seeks amendment.
Strategic Direction / Urban Form and Development / UFD-03	Retirement Villages Association of New Zealand Incorporated	350.22	Amend	Opposes in part the 'centres and transport corridors' approach to urban intensification. Considers that this approach does not recognise that retirement villages are required in all areas. Also considers the requirement for developments to be served by public open space and other social infrastructure may be overly restrictive for retirement villages which provide on-site amenities for their residents. Considers that the use of the phrasing 'are located in' is very restrictive. As large areas of the city have been zoned for medium to high density development (i.e. the Medium Density and High Density Residential Zones) the application of this policy within those zones has the potential to further limit the area within which such developments are supported. Considers that this is contrary to the purpose / function of the Enabling Housing Act.	Amend UFD-03 (Strategic Direction) as follows: <del>Medium to high density and assisted housing developments are located</del> <u>encouraged</u> in areas that are: 1. Connected to the transport network and served by multi-modal transport options; or 2. Within or near a Centre Zone or other area with many employment opportunities; and 3. Served by public <u>or on-site</u> open space and other social infrastructure.
Strategic Direction / Urban Form and Development / UFD-03	Woolworths New Zealand	359.17	Support	UFD-03 is supported.	Retain Objective UFD-03 (Medium to high density and assisted housing developments...) as notified.
Strategic Direction / Urban Form and Development / UFD-03	Kāinga Ora Homes and Communities	391.80	Amend	Considers that the references to 'assisted housing' should be removed from UFD-03.	Amend the Urban Form and Development chapter to remove all references to 'assisted housing' including and not limited to UFD-03 (Medium to high density and assisted housing developments...).
Strategic Direction / Urban Form and Development / UFD-03	Kāinga Ora Homes and Communities	391.81	Support in part	Objective UFD-03 is partially supported.	Retain Objective UFD-03 (Medium to high density and assisted housing...) with amendment.

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Strategic Direction / Urban Form and Development / UFD-O3	Kāinga Ora Homes and Communities	391.82	Amend	Considers that Objective UFD-O3 should be amended to enable higher density residential living across the city, including the city centre zone. Aligned to the NPSUD.	Amend Objective UFD-O3 (Medium to high density and assisted housing...) as follows: <del>Medium to high</del> <b>High density and assisted</b> housing developments are located in areas that are: 1. Connected to the transport network and served by multi-modal transport options; or 2. Within or near <u>a City Centre Zone or a Centre Zone</u> or other area with many employment opportunities; and 3. Served by <u>public open space and other social infrastructure</u> .
Strategic Direction / Urban Form and Development / UFD-O3	Ministry of Education	400.15	Support	The Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes social infrastructure and schools) is provided in urban growth and development (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, in particular).	Retain UFD-O3 (Medium to high density and assisted housing developments are located in areas that are...) as notified.
Strategic Direction / Urban Form and Development / UFD-O3	Wellington International Airport Ltd	406.74	Not specified	Incompatible urban development, particularly greenfield development, has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Urban development should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See paragraphs 4.11 to 4.15 of original submission for full reason]	Delete Objective UFD-O2.
Strategic Direction / Urban Form and Development / UFD-O3	Wellington International Airport Ltd	406.75	Oppose in part	Incompatible medium and high density housing development, has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Urban development should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See paragraphs 4.11 to 4.15 from original submission for full reason]	Opposes UFD-O3 (Medium/high density and assisted housing developments) and seeks amendment.
Strategic Direction / Urban Form and Development / UFD-O3	Wellington International Airport Ltd	406.76	Amend	Incompatible medium and high density housing development, has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Urban development should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See paragraphs 4.11 to 4.15 from original submission for full reason]	Amend UFD-O3 (Medium/high density and assisted housing developments) as follows:  Medium to high density and assisted housing developments are located in areas that are: 1. Connected to the transport network and served by multi-modal transport options; or 2. Within or near a Centre Zone or other area with many employment opportunities; <del>and</del> 3. Served by public open space and other social infrastructure; <del>and</del> 4. <u>Compatible with surrounding regionally significant infrastructure.</u>
Strategic Direction / Urban Form and Development / UFD-O3	Wellington International Airport Ltd	406.77	Amend	Incompatible medium and high density housing development, has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.  Urban development should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.  [See paragraphs 4.11 to 4.15 from original submission for full reason]	Delete Objective UFD-O3
Strategic Direction / Urban Form and Development / UFD-O3	Willis Bond and Company Limited	416.43	Amend	Considers that UFD-O3 is not consistent with the medium density residential standards as it appears to limit areas in which medium density housing is to be provided.	Amend UFD-O3 (Medium to high density and assisted housing developments...) as follows:  <del>Medium to high</del> <b>High density and assisted</b> housing developments are located in areas that are:  ...
Strategic Direction / Urban Form and Development / UFD-O3	Te Rūnanga o Toa Rangatira	488.30	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-O3 (Medium to high density and assisted housing developments...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points
Strategic Direction / Urban Form and Development / UFD-O4	Wellington City Council	266.57	Amend	Considers that the housing bottom lines are to be inserted in the PDP without using Schedule 1 and are operative from that point.	Amend by replacing to left of UFD-O4 "P1 Sch1" with a red gavel. Remove P1 Sch 1

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Strategic Direction / Urban Form and Development / UFD-O4	Kilmarston Developments Limited and Kilmarston Properties Limited	290.31	Support	Considers that it is important that Council encourages development that will support a more compact City.	Retain UFD-O4 (Housing bottom lines that need to be met or exceeded) as notified.
Strategic Direction / Urban Form and Development / UFD-O4	Wellington Electricity Lines Limited	355.20	Not specified	Neutral' on provision. The term land development capacity in UFD-O4 is applied in such a way as to emphasise the term development infrastructure. The term development infrastructure is exclusive of Additional Infrastructure – thus, by default, excluding the provision of key electricity distribution from this strategic objective. The high-level direction provided for in the PDP is supported, however, this support is based on a suitable level of recognition of the fundamental role and service a secure supply of electricity provides to the Urban Form and Development of the City. [Refer to original submission for full reason]	Not specified.
Strategic Direction / Urban Form and Development / UFD-O4	Woolworths New Zealand	359.18	Support	UFD-O4 is supported provided that Council has an evidential basis which supports the numbers referenced in Objective UFD-O4.	Retain Objective UFD-O4 (In order to achieve sufficient, feasible land development capacity...) as notified.
Strategic Direction / Urban Form and Development / UFD-O4	Jane Szentivanyi and Ben Briggs	369.8	Amend	Considers that UFD-O4 (In order to achieve sufficient, feasible land development capacity to meet expected...) should be amended to have its numbers put into the context of the housing consents granted in Wellington in the last three years. The Council can guide and encourage the location and timing of the development capacity by zoning, objectives, policies, rules and development infrastructure to meet the expected demand. The expected demand figures specified in UFD-O4 (In order to achieve sufficient, feasible land development capacity to meet expected...) needs to be put into the context of the numbers of housing consents granted in Wellington in the last three years (2019 - 2021). The submitter notes that while there will be lag between the granting of building consents and completion of the property, the current rate of building consents appears to far exceed the demand figures specified. To meet the demand figures (including competitiveness margin) for the full thirty year period requires only 1,220 new house per year which is significantly less than the number of building consents granted in each of the years 2019 - 2021. [Refer to original submission for full reason and figures]	Amend UFD-O4 (In order to achieve sufficient, feasible land development capacity to meet expected...) to clarify demand figures according to past numbers of housing consents granted in Wellington.
Strategic Direction / Urban Form and Development / UFD-O4	Kāinga Ora Homes and Communities	391.83	Support in part	Objective UFD-O4 is partially supported and an amendment is sought.	Retain Objective UFD-O4 (In order to achieve sufficient,...) with amendment.
Strategic Direction / Urban Form and Development / UFD-O4	Kāinga Ora Homes and Communities	391.84	Amend	Considers that Objective UFD-O4 should be amended to clarify that the specified development capacity is a minimum to be provided in the District Plan rather than a target.	Amend Objective UFD-O4 (In order to achieve sufficient,...)as follows:  In order to achieve sufficient, feasible land development capacity to meet expected housing demand, the following housing bottom lines below are to be met or exceeded in the short-medium and long term in Wellington City as contained in the Wellington Regional Housing and Business Capacity Assessment (Housing Update 2022). ... ...

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Strategic Direction / Urban Form and Development / UFD-04	Investore Property Limited	405.28	Support	Supports the recognition of the need to provide sufficient development capacity for housing and business land.  The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments  [Refer to original submission for full reason].	Retain UFD-04 (Strategic Objectives) as notified.
Strategic Direction / Urban Form and Development / UFD-04	Willis Bond and Company Limited	416.44	Support in part	Support UFD-04 in part.	Retain UFD-04 (In order to achieve sufficient, feasible land development capacity...), with amendments.
Strategic Direction / Urban Form and Development / UFD-04	Willis Bond and Company Limited	416.45	Amend	Considers that UFD-04 should acknowledge the need to deliver affordable housing. Submitter considers that Wellington's affordability issues are well-documented. A lack of affordable housing risks harming the City's ability to attract workers and to sustain a vibrant arts scene.	Amend UFD-04 (In order to achieve sufficient, feasible land development capacity...) to acknowledge the need to deliver affordable housing.
Strategic Direction / Urban Form and Development / UFD-04	Newtown Residents' Association	440.14	Not specified	Considers that the amount of prescribed housing to meet before 2030 stated in UFD-04 could be met within Medium Density Residential Zones and does not require 6-storey developments.	Not specified.
Strategic Direction / Urban Form and Development / UFD-04	Stride Investment Management Limited	470.12	Support	Supports UFD-04 (In order to achieve sufficient, feasible land development capacity...)	Retain as notified.
Strategic Direction / Urban Form and Development / UFD-04	The Thorndon Society Inc	487.2	Amend	Considers that the demand figures in UFD-04 should be further broken down to better determine the real demand and housing needs.  Considers that the figures need clarification over what part of the need is by families (who may need larger properties with more land) and what part by individual people and couples who may enjoy apartment or town house living.	Seeks that the demand figures in UFD-04 (In order to achieve sufficient, feasible land development capacity ...) should be broken down further to better determine the real demand and housing needs.
Strategic Direction / Urban Form and Development / UFD-04	Te Rūnanga o Toa Rangatira	488.31	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-04 (In order to achieve sufficient, feasible land development capacity to meet expected housing demand...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points
Strategic Direction / Urban Form and Development / UFD-05	Woolworths New Zealand	359.19	Support	UFD-05 is supported provided that there is actual sufficient land development capacity available to meet the short-, medium- and long-term business land needs of the City as identified in Objective UFD-05. With particular regard to business land, it is currently unclear if adequate supply has been made in accordance with the Wellington Regional Housing and Business Capacity Assessment.	Retain Objective UFD-05 (Sufficient land development capacity is available...) as notified.
Strategic Direction / Urban Form and Development / UFD-05	Argosy Property No. 1 Limited	383.17	Support	Supports the recognition of the need to provide sufficient development capacity for housing and business land. The National Policy Statement on Urban Development 2020 (NPS-UD) requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments. Argosy supports the strategic direction set by the NPS-UD. The feedback that Argosy provides on the provisions below seeks to ensure that the rules and standards in the District Plan enable this outcome	Retain Objective UFD-05 as notified.
Strategic Direction / Urban Form and Development / UFD-05	Kāinga Ora Homes and Communities	391.85	Support in part	Objective UFD-05 is partially supported and an amendment is sought.	Retain Objective UFD-05 (Sufficient land development capacity...) with amendment.
Strategic Direction / Urban Form and Development / UFD-05	Kāinga Ora Homes and Communities	391.86	Amend	Considers that Objective UFD-05 should be amended to clarify that the specified development capacity is a minimum to be provided in the District Plan rather than a target and feasible development should be provided for.	Amend Objective UFD-05 (Sufficient land development capacity...) as follows:  <u>At least</u> sufficient, <u>feasible</u> land development capacity is available to meet the short, medium, and long-term business land needs of the City, as identified in the Wellington Regional Housing and Business Capacity Assessment.



Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Strategic Direction / Urban Form and Development / UFD-05	Investore Property Limited	405.29	Support	Supports the recognition of the need to provide sufficient development capacity for housing and business land.  The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments [Refer to original submission for full reason].	Retain UFD-05 (Strategic Objectives) as notified.
Strategic Direction / Urban Form and Development / UFD-05	Willis Bond and Company Limited	416.46	Support in part	Support UFD-05 in part.	Retain UFD-05 (Sufficient land development capacity is available...) with amendments.
Strategic Direction / Urban Form and Development / UFD-05	Willis Bond and Company Limited	416.47	Amend	Considers that UFD-05 should acknowledge the need to deliver affordable housing. Submitter considers that Wellington's affordability issues are well-documented. A lack of affordable housing risks harming the City's ability to attract workers and to sustain a vibrant arts scene.	Amend UFD-05 (Sufficient land development capacity is available...) to acknowledge the need to deliver affordable housing.
Strategic Direction / Urban Form and Development / UFD-05	Stride Investment Management Limited	470.13	Support	Supports UFD-05 (Sufficient land development capacity is available...)	Retain as notified.
Strategic Direction / Urban Form and Development / UFD-05	Te Rūnanga o Toa Rangatira	488.32	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-05 (Sufficient land development capacity is available to meet the short-, medium- and long-term business land needs...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points
Strategic Direction / Urban Form and Development / UFD-06	Oranga Tamariki	83.4	Support	Oranga Tamariki support this objective which now specifically provides for supported residential care, as sought through the Draft Plan feedback.  This achieves consistency with the underlying residential zone rules which provide for supported residential care activities (up to 10 residents) as a Permitted activity.	Retain UFD-06 (Strategic Objectives) as notified.
Strategic Direction / Urban Form and Development / UFD-06	Ara Poutama Aotearoa the Department of Corrections	240.9	Oppose	Considers that the definition of "residential activity" entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama, and therefore a separate definition of "supported residential care activities" is unnecessary. Such activities 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 wellbeing and for their health and safety. However, should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", then the wording of Strategic Objective UFD-06 (which references and enables supported residential care activities), should be retained as notified	Seeks that the references to "supported residential care activity" from Strategic Objective UFD-06 (Variety of housing types...) are removed.
Strategic Direction / Urban Form and Development / UFD-06	Ara Poutama Aotearoa the Department of Corrections	240.10	Oppose in part	Considers that the definition of "residential activity" entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama, and therefore a separate definition of "supported residential care activities" is unnecessary. Such activities 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 wellbeing and for their health and safety. However, should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", then the wording of Strategic Objective UFD-06 (which references and enables supported residential care activities), should be retained as notified	If council are to retain the "supported residential care activity" definition, then the wording of Strategic Objective UFD-06 (variety of housing types...) should be retained as notified.
Strategic Direction / Urban Form and Development / UFD-06	Phillippa O'Connor	289.4	Support	Supports the Objective UFD-06 as notified.	Retain UFD-06 (A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options, are available across the City to meet the community's diverse social, cultural, and economic housing needs.) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Strategic Direction / Urban Form and Development / UFD-06	Kilmarston Developments Limited and Kilmarston Properties Limited	290.32	Support	Considers that it is important that Council encourages development that will support a more compact City.	Retain UFD-06 (A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options, are available across the City..) as notified.
Strategic Direction / Urban Form and Development / UFD-06	Tapu-te-Ranga Trust	297.15	Support	Support the recognition of papakāinga housing options in Urban Form and Development – Objective 6.	Retain UFD-06 (variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options) as notified.
Strategic Direction / Urban Form and Development / UFD-06	Retirement Villages Association of New Zealand Incorporated	350.23	Support in part	Supports UFD-06 to the extent it reflects the MDRS Objective 2.	Retain UFD-06 (Strategic Direction) and seeks amendment.
Strategic Direction / Urban Form and Development / UFD-06	Retirement Villages Association of New Zealand Incorporated	350.24	Support in part	Supports UFD-06 to the extent it reflects the MDRS Objective 2.	Seeks amendment to UFD-06 (Strategic Direction) to more closely reflect MDRS Objective 2.
Strategic Direction / Urban Form and Development / UFD-06	Woolworths New Zealand	359.20	Support	UFD-06 is supported.	Retain Objective UFD-06 (A variety of housing types, sizes and tenures,...) as notified.
Strategic Direction / Urban Form and Development / UFD-06	Argosy Property No. 1 Limited	383.18	Support	Supports the creation of 'well-functioning urban environments consistent with the NPS-UD. The National Policy Statement on Urban Development 2020 (NPS-UD) requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments. Argosy supports the strategic direction set by the NPS-UD. The feedback that Argosy provides on the provisions below seeks to ensure that the rules and standards in the District Plan enable this outcome	Retain Objective UFD-06 as notified.
Strategic Direction / Urban Form and Development / UFD-06	Taranaki Whānui ki te Upoko o te Ika	389.52	Amend	Seeks clarification of the use of papakāinga.	Amend Objective UFD-06 to the following:  A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakāinga options, are available across the City to meet the community's diverse social, cultural, and economic housing needs. [Inferred decision requested] [Inferred decision requested]
Strategic Direction / Urban Form and Development / UFD-06	Kāinga Ora Homes and Communities	391.87	Amend	Considers that the references to 'assisted housing' should be removed from UFD-06.	Amend the Urban Form and Development chapter to remove all references to 'assisted housing' including and not limited to UFD-06 (A variety of housing types, sizes and tenures,...)
Strategic Direction / Urban Form and Development / UFD-06	Kāinga Ora Homes and Communities	391.88	Support in part	Objective UFD-06 is partially supported and an amendment is sought.	Retain Objective UFD-06 (A variety of housing types,...) with amendment.
Strategic Direction / Urban Form and Development / UFD-06	Kāinga Ora Homes and Communities	391.89	Amend	Considers that Objective UFD-06 should be amended to clarify that the tenure is not relevant to achieving quality urban environments, but the range of types and sizes of housing are.	Amend Objective UFD-06 (A variety of housing types,...) as follows:  A variety of housing types and sizes and tenures, including assisted housing, supported residential care, and papakainga options, are available across the City to meet the community's diverse social, cultural, and economic housing needs.
Strategic Direction / Urban Form and Development / UFD-06	Metlifecare Limited	413.6	Oppose	Consider that as currently drafted this objective does not recognise the importance of housing being able to provide both social and health benefits in the community.	Seeks to ensure that this objective recognises that housing must not only meet social, cultural and economic housing needs, it must also meet health needs.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Strategic Direction / Urban Form and Development / UFD-O6	Metlifecare Limited	413.7	Amend	Consider that as currently drafted this objective does not recognise the importance of housing being able to provide both social and health benefits in the community.	Seeks that UDF-O6 is amended as follows: A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options, are available across the City to meet the community's diverse <u>social, cultural, and economic</u> housing needs <u>and to reflect demand</u> .
Strategic Direction / Urban Form and Development / UFD-O6	Willis Bond and Company Limited	416.48	Support in part	Support UFD-O6 in part.	Retain UFD-O6 (A variety of housing types, sizes and tenures, including assisted housing...) with amendments.
Strategic Direction / Urban Form and Development / UFD-O6	Willis Bond and Company Limited	416.49	Amend	Considers that UFD-O6 should acknowledge the need to deliver affordable housing. Submitter considers that Wellington's affordability issues are well-documented. A lack of affordable housing risks harming the City's ability to attract workers and to sustain a vibrant arts scene.	Amend UFD-O6 (A variety of housing types, sizes and tenures, including assisted housing...) to acknowledge the need to deliver affordable housing.
Strategic Direction / Urban Form and Development / UFD-O6	Willis Bond and Company Limited	416.50	Amend	Considers that UFD-O6 should acknowledge the need to deliver affordable housing. Submitter considers that Wellington's affordability issues are well-documented. A lack of affordable housing risks harming the City's ability to attract workers and to sustain a vibrant arts scene.	Amend UFD-O6 (A variety of housing types, sizes and tenures, including assisted housing...) as follows:  A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options, <u>and affordable housing options</u> , are available across the City to meet the community's diverse social, cultural, and economic housing needs.
Strategic Direction / Urban Form and Development / UFD-O6	Te Rūnanga o Toa Rangatira	488.33	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-O6 (A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points
Strategic Direction / Urban Form and Development / UFD-O6	Te Rūnanga o Toa Rangatira	488.34	Support in part	Supports reference to papakainga in UFD-O6.	Retain UFD-O6 (A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options...) as notified.
Strategic Direction / Urban Form and Development / UFD-O7	Oranga Tamariki	83.5	Amend	Oranga Tamariki seek amendments to UFD-O6 to provide specific direction in relation to community needs and well-being.  It is considered that the proposed amended objectives can better provide for Part 2 of the RMA in relation to people and communities providing for their social, economic and well-being and for their health and safety.	Amend UDF-07 (Strategic objectives) as follows:  Development supports the creation of liveable, well-functioning urban environments that enables all people and communities to provide for their social, economic, environmental, and cultural wellbeing, and for their health and safety now and into the future.  Development will achieve this by:  1. Being accessible and well-designed; 2. Supporting sustainable travel choices, including active and micro mobility modes; 3. Being serviced by the necessary infrastructure appropriate to the intensity, scale and function of the development and urban environment; 4. Being socially inclusive; 5. Being ecologically sensitive; 6. Respecting of the City's historic heritage; 7. Providing for community well-being; and 8. Adapting over time and being responsive to an evolving, more intensive surrounding context; <u>and</u> <u>9. Provides for community well-being.</u>
Strategic Direction / Urban Form and Development / UFD-O7	Chorus New Zealand Limited (Chorus), Spark New Zealand Trading Limited (Spark) and Vodafone New Zealand Limited (Vodafone)	99.8	Support	UFD-O7 is supported as it appropriately recognises the need for a well-functioning urban environment to be served by the necessary infrastructure appropriate to the intensity, scale and function of the development and urban environment.	Retain Objective UFD-O7 as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Strategic Direction / Urban Form and Development / UFD-07	Kilmarston Developments Limited and Kilmarston Properties Limited	290.33	Support	Considers that it is important that Council encourages development that will support a more compact City.	Retain UFD-07 (Development supports the creation of a liveable, well-functioning urban environment) as notified.
Strategic Direction / Urban Form and Development / UFD-07	Retirement Villages Association of New Zealand Incorporated	350.25	Support in part	Supports UFD-07 to the extent it reflects MDRS Objective 1. However, is concerned the objective is overly directive as to how this outcome will be achieved, through listing 8 broad and undefined matters that need to be satisfied.	Retain UFD-07 (Strategic Direction) and seeks amendment.
Strategic Direction / Urban Form and Development / UFD-07	Retirement Villages Association of New Zealand Incorporated	350.26	Amend	Supports UFD-07 to the extent it reflects MDRS Objective 1. However, is concerned the objective is overly directive as to how this outcome will be achieved, through listing 8 broad and undefined matters that need to be satisfied.	Seeks amendment to UFD-07 (Strategic Direction) to acknowledge that development will not achieve all of the listed matters in all cases.
Strategic Direction / Urban Form and Development / UFD-07	Wellington Electricity Lines Limited	355.21	Support	Supports Objective UFD-07 for its effective messaging as to the need of the electricity distribution network in achieving well-functioning urban environments.	Retain UFD-07 of the Urban Form and Development Objective chapter as notified.
Strategic Direction / Urban Form and Development / UFD-07	Woolworths New Zealand	359.21	Support	UFD-07 is supported.	Retain Objective UFD-07 (Development supports the creation of a liveable,...) as notified.
Strategic Direction / Urban Form and Development / UFD-07	Waka Kotahi	370.69	Support	Supports this strategic objective as written.	Retain Strategic Objective UFD-07 as notified.
Strategic Direction / Urban Form and Development / UFD-07	Southern Cross Healthcare Limited	380.27	Support	Supports strategic objective UFD-07 as it recognises that development will support the creation of a liveable, well-functioning urban environment that enables people and communities to provide for their social, economic, environmental, and cultural wellbeing, and for their health and safety, and this will be achieved by environments adapting over time to a more intensive surrounding context.	Retain Urban Form and Development strategic objective UFD-07 as notified
Strategic Direction / Urban Form and Development / UFD-07	Kāinga Ora Homes and Communities	391.90	Support	Objective UFD-07 is generally supported.	Retain Objective UFD-07 (Development supports the creation...) as notified.
Strategic Direction / Urban Form and Development / UFD-07	Ministry of Education	400.16	Support in part	Requests the inclusion of 'additional infrastructure' to be included within UFD-07. Under the NPS-UD and the Definitions Chapter of the Proposed District Plan, educational facilities are included in the definition of 'additional infrastructure'. This will ensure that subdivision and development include provision for the expansion of existing or new educational facilities to accommodate the demand of development.	Amend UFD-07 (Development supports the creation of...) as follows: ... Development will achieve this by: ... 3. Being serviced by the necessary infrastructure and <u>additional infrastructure</u> appropriate to the intensity, scale and function of the development and urban environment; ...
Strategic Direction / Urban Form and Development / UFD-07	Investore Property Limited	405.30	Support	Supports the creation of well-functioning urban environments under UFD-07, that is consistent with the direction set out in the NPS-UD.  The NPS-UD requires intensification in urban areas and sufficient development capacity that is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments [Refer to original submission for full reason].	Retain UFD-07 (Strategic Objectives) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Strategic Direction / Urban Form and Development / UFD-07	Wellington International Airport Ltd	406.78	Oppose in part	<p>Poorly sited noise sensitive activity has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.</p> <p>Considers that such activities should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.</p> <p>[See original submission paragraphs 4.11 to 4.15 for full reason]</p>	Opposes UFD-07 as is and seeks amendment.
Strategic Direction / Urban Form and Development / UFD-07	Wellington International Airport Ltd	406.79	Amend	<p>Poorly sited noise sensitive activity has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.</p> <p>Considers that such activities should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.</p> <p>[See original submission paragraphs 4.11 to 4.15 for full reason]</p>	<p>Amend UFD-07 (Development supports the creation of a liveable, well-functioning urban environment) as follows:</p> <p>...</p> <p>7. Providing for community well-being; <del>and</del></p> <p>8. Adapting over time and being responsive to an evolving, more intensive surrounding context; <del>and</del></p> <p>9. <u>Avoiding the effects of reverse sensitivity on Regionally Significant Infrastructure.</u></p>
Strategic Direction / Urban Form and Development / UFD-07	Wellington International Airport Ltd	406.80	Amend	<p>Poorly sited noise sensitive activity has the potential to constrain and/or curtail the operation, development and use of regionally significant infrastructure.</p> <p>Considers that such activities should not be enabled or encouraged where it has the potential to adversely affect the operations of the Airport.</p> <p>[See original submission paragraphs 4.11 to 4.15 for full reason]</p>	Delete Objective UFD-07.
Strategic Direction / Urban Form and Development / UFD-07	Willis Bond and Company Limited	416.1	Amend	<p>Considers that UFD-07 is too extensive in its demands on development and is not consistent with the more permissive direction in the medium density housing standards and the National Policy Statement on Urban Development 2020 (NPS-UD). The submitter considers that the items mentioned are generally dealt with elsewhere in the PDP.</p>	<p>Seeks that UFD-07 is reviewed for alignment with the medium density housing standards, NPS-UD and the balance of the Proposed District Plan.</p> <p>[If the objective is not deleted in its entirety]</p>
Strategic Direction / Urban Form and Development / UFD-07	Willis Bond and Company Limited	416.51	Oppose	<p>Considers that UFD-07 is too extensive in its demands on development and is not consistent with the more permissive direction in the medium density housing standards and the National Policy Statement on Urban Development 2020 (NPS-UD). The submitter considers that the items mentioned are generally dealt with elsewhere in the PDP.</p>	Delete UFD-07 (Development supports the creation of a liveable, well-functioning...) in its entirety.
Strategic Direction / Urban Form and Development / UFD-07	Stride Investment Management Limited	470.14	Support	Supports UFD-07 (Development supports the creation of a liveable...)	Retain as notified.
Strategic Direction / Urban Form and Development / UFD-07	Te Rūnanga o Toa Rangatira	488.35	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-07 (Development supports the creation of a liveable, well-functioning urban environment...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points
Strategic Direction / Urban Form and Development / UFD-08	Woolworths New Zealand	359.22	Support	UFD-08 is supported.	Retain Objective UFD-08 (Areas of identified special character are recognised...) as notified.
Strategic Direction / Urban Form and Development / UFD-08	Waka Kotahi	370.70	Amend	Considers it would be helpful if the District Plan identified under what specific circumstances "where possible" pertains to. As currently written the objective is subjective.	Amend Strategic Objective UFD-08 to clarify what 'where possible' pertains to.
Strategic Direction / Urban Form and Development / UFD-08	Kāinga Ora Homes and Communities	391.91	Oppose	Objective UFD-08 is opposed due to the recognition of 'special character' at the strategic level of the Plan. This is more appropriately addressed through the relevant zone provisions and precincts. Character is not a NPSUD qualifying matter and as these are not referenced here then neither should special character.	Delete Objective UFD-08 (Areas of identified special character...) in its entirety.
Strategic Direction / Urban Form and Development / UFD-08	Willis Bond and Company Limited	416.52	Support	Supports the direction of UFD-08.	Retain UFD-08 (Areas of identified special character are recognised...) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Strategic Direction / Urban Form and Development / UFD-08	Te Rūnanga o Toa Rangatira	488.36	Support in part	Considers there is insufficient provision for papakainga in the proposed District Plan.	Retain UFD-08 (Areas of identified special character are recognised and new development within those areas...) as notified, subject to consistent use of 'active partnership' requested in subsequent submission points