

Wellington City Proposed District Plan

REPORT 2A

APPENDIX 3.5

Large Lot Residential Zone

Recommended Responses to Submissions and Further Submissions

Large Lot Residential Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Peter Charlesworth	248.3	Residential Zones / Large Lot Residential Zone / General LLRZ	Oppose in part	<p>Considers that the portion of the site 11B Wilmshurst Place containing the existing dwelling should be zoned Medium Density Residential Zone to be consistent with the current Outer Residential Area zoning, as the LLRZ zoning will result in development that is inconsistent with the proposed zoning and form of development that surrounds the site directly to the north, east and west.</p> <p>Considers that there is no rationale for zoning the Outer Residential Area portion of the site as LLRZ to a less enabling zone, as this will be contrary to the NPS-UD.</p> <p>[Refer to submission for area of the site that the submission applies to]</p> <p>[Refer to original submission for full reason]</p>	Seeks that the part of the site at 11B Wilmshurst Place containing the existing dwelling is zoned MRZ (Medium Density Residential Zone) not LLRZ (Large Lot Residential Zone).	Accept	Yes
Wellington City Council	266.151	Residential Zones / Large Lot Residential Zone / General LLRZ	Amend	Considers that the permeable area requirements have been relocated to the THW chapter.	<p>Amend paragraph 3 of the Large Lot Residential Zone Introduction as follows:</p> <p>(...)</p> <p>The Zone provides for lower density development through development controls which limit the scale of buildings that can be built, through restrictions on the number of residential buildings, site coverage, building height, height in relation to boundaries, and permeable area requirements.</p> <p>Note – for changes to the LLRZ chapter, refer to the attached annotated version of the chapter.</p>	Accept	Yes
Greater Wellington Regional Council	FS84.9	Part 3 / Residential Zones / Large Lot Residential Zone / General LLRZ	Support	Greater Wellington agree that the MRZ and HRZ policy and permeable surface rules are better suited to the Three Waters Chapter and support the amendments.	Allow	Accept	Yes
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.34	Residential Zones / Large Lot Residential Zone / General LLRZ	Amend	Considers that this will keep earthworks to a minimum and enabling significant and effective environmental impacts to be mitigated against. Complying with the PDP areas of significant concern around Earthworks and Three Waters.	Seeks that development in the LLRZ (Large Lot Residential Zone) is given Discretionary activity status.	Reject	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.35	Residential Zones / Large Lot Residential Zone / General LLRZ	Amend	Considers that this will keep earthworks to a minimum and enabling significant and effective environmental impacts to be mitigated against. Complying with the PDP areas of significant concern around Earthworks and Three Waters.	Seeks that building in the LLRZ (Large Lot Residential Zone) is required to be done on individual building platforms.	Reject	No
Greater Wellington Regional Council	351.260	Residential Zones / Large Lot Residential Zone / General LLRZ	Support in part	Supports well-planned intensification within the existing urban footprint in appropriate areas that are not subject to a qualifying matter. This approach is consistent with Policy 31 of Proposed RPS Change 1.	Retain chapter, subject to amendments outlined in other submission points.	Accept in part	No
Greater Wellington Regional Council	351.261	Residential Zones / Large Lot Residential Zone / General LLRZ	Amend	Considers that for the provisions of the zone to contribute 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.	Seeks to ensure the Medium Density Residential Zone provisions have regard to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1, by including necessary objectives, policies, permitted standards and rules that provide for these qualities and characteristics.	Reject	No
Richard Herbert	360.4	Residential Zones / Large Lot Residential Zone / General LLRZ	Amend	Considers that SNAs should be reinstated on residential zones as originally proposed in earlier drafts of the Proposed District Plan, and prior to the Councillor Amendment to remove SNAs from Residential zones in June 2022. SNAs on Large Lot Residential Zones are supported. [Refer to original submission for full reason]	Reinstate Significant Natural Areas for Large Lot Residential Zones.	Will be addressed in hearing stream 8	
Taranaki Whānui ki te Upoko o te Ika	389.94	Residential Zones / Large Lot Residential Zone / General LLRZ	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that 'Other relevant District Plan provisions' is amended to include reference to the Sites and Areas of Significance to Māori.	Reject	No
Willis Bond and Company Limited	416.92	Residential Zones / Large Lot Residential Zone / General LLRZ	Amend	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 [Refer to original submission for full reason].	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.	Reject	No
Alan Fairless	242.23	Residential Zones / Large Lot Residential Zone / New LLRZ	Amend	Considers that the District Plan include Sunlight provisions in ALL Residential Zones.	Seeks that the District Plan include Sunlight provisions in Large Lot Residential Zones.	Reject	No
The Retirement Villages Association of New Zealand Incorporated	FS126.4	Part 3 / Residential Zones / Large Lot Residential Zone / New LLRZ	Oppose	Inconsistent with the Enabling Housing Act.	Disallow	Accept	No

Large Lot Residential Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Ryman Healthcare Limited	FS128.4	Part 3 / Residential Zones / Large Lot Residential Zone / New LLRZ	Oppose	Inconsistent with the Enabling Housing Act.	Disallow	Accept	No
Fire and Emergency New Zealand	273.211	Residential Zones / Large Lot Residential Zone / New LLRZ	Amend	Seeks the addition of a new rule for 'emergency service facilities' for the reasons set out in the previous feedback point on the proposed definitions of 'emergency service facilities'. New fire stations may be necessary in order to continue to achieve emergency response time commitments in areas where development occurs, and populations change. In this regard it is noted that FENZ is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. FENZ considers that adding a new rule for Emergency Service Facilities provides for emergency service facilities in this zone as a permitted activity. This will better provide for health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations	Add new Large Lot Residential Zone rule: LLRZ-RX: <u>Emergency Service Facilities</u> <u>Activity Status: Permitted</u>	Reject	No
Oranga Tamariki	83.10	Residential Zones / Large Lot Residential Zone / LLRZ-O1	Support	Residential zones are considered an appropriate zone for Oranga Tamariki homes. Oranga Tamariki consider that there is land within the Large Lot Residential Zone that can satisfy site selection criteria for Oranga Tamariki homes. For consistency with the residential-related provisions and terminology used in the other residential zones (i.e., General Residential and Medium Density Residential), Oranga Tamariki supports the inclusion of residential activities within LLRZ-O1, as opposed to the original drafting which referred to residential development. If the nesting recommendation for supported residential care is accepted, this objective will be further strengthened.	Retain LLRZ-O1 (Purpose) as notified.	Accept	No
Fire and Emergency New Zealand	273.212	Residential Zones / Large Lot Residential Zone / LLRZ-O3	Support in part	Supports the objective as it enables non-residential activities within the Large Lot Residential zone. However, FENZ seeks an amendment to enable activities that provide for the safety of communities within the LLRZ.	Supports LLRZ-O3 (Non-residential activities), with amendment.	Accept in part	No
Fire and Emergency New Zealand	273.213	Residential Zones / Large Lot Residential Zone / LLRZ-O3	Amend	Supports the objective as it enables non-residential activities within the Large Lot Residential zone. However, FENZ seeks an amendment to enable activities that provide for the safety of communities within the LLRZ.	Amend LLRZ-O3 (Non-residential activities) as follows: Non-residential activities are in keeping with the amenity of the Large Lot Residential zone and provide for the community's <u>safety and social, economic, and cultural well-being.</u>	Accept	Yes
Ministry of Education	400.105	Residential Zones / Large Lot Residential Zone / LLRZ-O3	Support	Support LLRZ-O3 as it explicitly recognises and provides for a range of non-residential activities in the LLRZ (including educational facilities).	Retain LLRZ-O3 (Non-Residential activities) as notified.	Accept in part	No
Ara Poutama Aotearoa the Department of Corrections	240.22	Residential Zones / Large Lot Residential Zone / LLRZ-P1	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 LLRZ-P1 (Residential activities) as notified.	Accept	No
Ara Poutama Aotearoa the Department of Corrections	240.21	Residential Zones / Large Lot Residential Zone / General LLRZ	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.	Remove the references to "supported residential care activity" from the Large Lot Residential zone.	Accept.	Yes.
Kāinga Ora – Homes and Communities	FS89.11	Part 3 / Residential Zones / Large Lot Residential Zone / General LLRZ	Oppose	Kāinga Ora opposes the deletion of this definition as it is uncertain how the deletion of the definition would affect existing activities that fall within this definition.	Disallow	Accept	No
Waka Kotahi	370.378	Residential Zones / Large Lot Residential Zone / LLRZ-P1	Support in part	Supports the provision of appropriately scaled residential activities where they do not result in adverse effects to the roading network.	Not specified.	Accept	No
Waka Kotahi	370.379	Residential Zones / Large Lot Residential Zone / LLRZ-P1	Amend	Policy wording should be revised to enable the management of the effects on the roading network from residential activities.	Amend LLRZ-P1 (Residential activities) as follows: Residential activities Allow residential activities in the Large Lot Residential Zone that result in a low density of building form and open character, <u>and that do not adversely affect the safety and efficiency of the roading network.</u>	Reject	No
Oranga Tamariki	83.11	Residential Zones / Large Lot Residential Zone / LLRZ-P2	Support	The Large Lot Residential Zone is fundamentally a residential zone and it is considered appropriate for Oranga Tamariki homes to establish in such zones (as provided for in the General Residential Zone and Medium Density Residential Zone). Oranga Tamariki support the inclusion of supported residential care activities within LLRZ-P2. This achieves a consistent approach to residential care activities across all the Residential Zones.	Retain LLRZ-P2 (Enabled activities) as notified.	Accept in part	No

Large Lot Residential Zone

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Ara Poutama Aotearoa the Department of Corrections	240.23	Residential Zones / Large Lot Residential Zone / LLRZ-P2	Oppose in part	<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 permitted land use activity rules applying to supported residential care activities in the Medium Density Residential, High Density Residential, Large Lot Residential and Corrections zones are retained as notified.</p> <p>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 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 well-being and for their health and safety.</p>	Retain LLRZ-P2.4 (Enabled non-residential activities) as notified if “supported residential care activity” definition and references to term are retained.	Accept in part	No
Fire and Emergency New Zealand	273.214	Residential Zones / Large Lot Residential Zone / LLRZ-P2	Support in part	Supports the policy as it enables non-residential activities and buildings in the LLRZ. However, FENZ seeks the inclusion of emergency service facilities with the policy to provide for the establishment of fire stations with the LLRZ.	Supports LLRZ-P2 (Enabled non-residential activities), with amendment.	Accept in part	No
Fire and Emergency New Zealand	273.215	Residential Zones / Large Lot Residential Zone / LLRZ-P2	Amend	Supports the policy as it enables non-residential activities and buildings in the LLRZ. However, FENZ seeks the inclusion of emergency service facilities with the policy to provide for the establishment of fire stations with the LLRZ.	<p>Amend LLRZ-P2 (Enabled non-residential activities) as follows:</p> <p>Provide for home business, visitor accommodation, supported residential care activities, <u>emergency service facilities</u>, and childcare service activities to occur where the scale is such that the low-density amenity of the Large Lot Residential Zone is maintained.</p>	Accept	Yes
Waka Kotahi	370.380	Residential Zones / Large Lot Residential Zone / LLRZ-P2	Support in part	Supported, with amendments.	Retain LLRZ-P2 (Enabled non-residential activities) with amendments.	Accept in part	No
Waka Kotahi	370.381	Residential Zones / Large Lot Residential Zone / LLRZ-P2	Amend	Policy wording should be revised to enable the management of the effects on the roading network from residential activities.	<p>Amend LLRZ-P2 (Enabled non-residential activities) as follows:</p> <p>Provide for home business, visitor accommodation, supported residential care activities, and childcare service activities to occur where:</p> <ol style="list-style-type: none"> 1. the scale is such that the low-density amenity of the Large Lot Residential Zone is maintained; and 2. <u>the safety and efficiency of the roading network will be maintained.</u> 	Reject	No
Waka Kotahi	370.382	Residential Zones / Large Lot Residential Zone / LLRZ-P4	Support	Supports the wording as notified which provides for appropriately scaled community facility activities where they do not result in adverse effects to the roading network.	Retain LLRZ-P4 (Community facilities) as notified.	Accept	No
Waka Kotahi	370.383	Residential Zones / Large Lot Residential Zone / LLRZ-P5	Support in part	Supported, with amendments.	Retain LLRZ-P5 (Inappropriate activities) with amendments.	Accept in part	No
Waka Kotahi	370.384	Residential Zones / Large Lot Residential Zone / LLRZ-P5	Amend	Supports the policy direction to avoid activities which are incompatible but consider the wording should include those activities which adversely affect the roading network.	<p>Amend LLRZ-P5 (Inappropriate activities) as follows:</p> <p>Avoid activities that are incompatible with the purpose and the amenity values of the Large Lot Residential Zone, <u>or which have an adverse effect on the safety and efficiency of the roading network.</u></p>	Reject	No
Waka Kotahi	370.385	Residential Zones / Large Lot Residential Zone / LLRZ-P7	Support	Supports the wording as notified which provides for appropriately scaled educational facility activities where they do not result in adverse effects to the roading network.	Retain LLRZ-P7 (Educational facilities) as notified.	Accept	No
Ministry of Education	400.106	Residential Zones / Large Lot Residential Zone / LLRZ-P7	Support	Supports LLRZ-P7 as it explicitly recognises and provides for educational facilities in the LLRZ.	Retain LLRZ-P7 (Educational facilities) as notified.	Accept	No
Fire and Emergency New Zealand	273.216	Residential Zones / Large Lot Residential Zone / LLRZ-P8	Support	Supports the policy as it ensures new buildings in the LLRZ can be appropriately serviced by either on-site or council reticulated infrastructure.	Retain LLRZ-P8 (Infrastructure) as notified.	Accept in part	No
Waka Kotahi	370.386	Residential Zones / Large Lot Residential Zone / LLRZ-P8	Support in part	Supports the policy direction. Requests amendments.	Retain LLRZ-P8 (Infrastructure) with amendments.	Accept	No
Waka Kotahi	370.387	Residential Zones / Large Lot Residential Zone / LLRZ-P8	Amend	Consider the wording should be amended to provide for all public infrastructure.	<p>Amend LLRZ-P8 (Infrastructure) as follows:</p> <p>Ensure that new buildings can be appropriately serviced by either on-site or council reticulated <u>public</u> infrastructure that is able to accommodate the demand generated by the proposed activity <u>within the building.</u></p>	Accept in part.	Yes
Ara Poutama Aotearoa the Department of Corrections	240.24	Residential Zones / Large Lot Residential Zone / LLRZ-R1	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 LLRZ-R1 (Residential activities) as notified.	Accept	No
Waka Kotahi	370.388	Residential Zones / Large Lot Residential Zone / LLRZ-R2	Support	Supports the permitted activity status and rules for home business activities, and the restricted discretionary activity status where the rules are not complied with. Waka Kotahi also supports that the effects on the roading network are included as a matter of discretion for restricted discretionary activities. This rule provides for small-scale activities while enabling the management of effects to the transport network from larger scale activities.	Retain LLRZ-R2 (Home business) as notified.	Accept	No

Large Lot Residential Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Craig Palmer	492.33	Residential Zones / Large Lot Residential Zone / LLRZ-R2	Support in part	Supports LLRZ-R2 (Home business) facilitating individuals being able to conduct a business from their principal place of residence.	Retain LLRZ-R2 (Home business) with amendment.	Accept in part	No
Craig Palmer	492.34	Residential Zones / Large Lot Residential Zone / LLRZ-R2	Amend	Considers that LLRZ-R2 (Home business) should be amended to reduce the proposed numbers working and those visiting as they are out of proportion to a home-based business. Considers that the LLRZ-R2 exception to exclusive residential use needs to be tailored to small and non-intrusive ventures that can be readily monitored. The right of neighbours to have quiet enjoyment at all times needs to be upheld as having paramount importance.	Amend LLRZ-R2.1.b. (Home Business) as follows: ... b. No more than four three people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 40 6 people at any one time;	Reject	No
Craig Palmer	492.35	Residential Zones / Large Lot Residential Zone / LLRZ-R2	Amend	Considers that the LLRZ-R2 exception to exclusive residential use needs to be tailored to small and non-intrusive ventures that can be readily monitored. The right of neighbours to have quiet enjoyment at all times needs to be upheld as having paramount importance.	Not specified.	Reject	No
Craig Palmer	492.36	Residential Zones / Large Lot Residential Zone / LLRZ-R2	Amend	Considers that the potential loss of tenancies for commercial property owners paying higher rates should be considered.	Seeks that LLRZ-R2.2 (Home Business) is amended to include the potential loss of tenancies for commercial property owners paying higher rates as a matter of discretion. [inferred decision requested]	Reject	No
Airbnb	126.9	Residential Zones / Large Lot Residential Zone / LLRZ-R3	Support	Supports the approach to visitor accommodation in the residential zone.	Retain LLRZ-R3 (Visitor Accommodation) as notified.	Accept	No
Waka Kotahi	370.389	Residential Zones / Large Lot Residential Zone / LLRZ-R3	Support	Supports the permitted activity status and rules for Visitor Accommodation activities, and the restricted discretionary activity status where the rules are not complied with. Waka Kotahi also supports that the effects on the roading network are included as a matter of discretion for restricted discretionary activities. This rule provides for small-scale activities while enabling the management of effects to the transport network from larger scale activities.	Retain LLRZ-R3 (Visitor accommodation) as notified.	Accept	No
Craig Palmer	492.37	Residential Zones / Large Lot Residential Zone / LLRZ-R3	Amend	Considers that the LLRZ-R2 exception to exclusive residential use needs to be tailored to small and non-intrusive ventures that can be readily monitored. The right of neighbours to have quiet enjoyment at all times needs to be upheld as having paramount importance.	Seeks that LLRZ-R2 (Home Business) is amended to include the mandatory notification and consultation provisions of the Prostitution Reform Act 2003 need to be added as a caveat.	Reject	No
Waka Kotahi	370.390	Residential Zones / Large Lot Residential Zone / LLRZ-R4	Support	Supports the permitted activity status and rules for Childcare services, and the discretionary activity status where the rules are not complied with. This rule provides for small-scale activities while enabling the management of effects to the transport network from larger scale activities. Childcare activities can have significant effects on the transport network and a discretionary activity status is therefore appropriate.	Retain LLRZ-R4 (Childcare services) as notified.	Accept	No
Ministry of Education	400.107	Residential Zones / Large Lot Residential Zone / LLRZ-R4	Support	Supports that the District Plan continues to outline exclusions for childcare facilities in relevant rules in residential zones.	Retain LLRZ-R4 (Childcare services) as notified.	Accept	No
Oranga Tamariki	83.12	Residential Zones / Large Lot Residential Zone / LLRZ-R5	Support	Oranga Tamariki support the Permitted activity status for supported residential care activities. It provides flexibility for Oranga Tamariki to establish homes (up to 10 residents) in residential zones. Residential zones are considered an appropriate zone for Oranga Tamariki homes.	Retain LLRZ-R5.1 (Supported Residential Care Activities) as notified.	Reject	No
Oranga Tamariki	83.13	Residential Zones / Large Lot Residential Zone / LLRZ-R5	Amend	Oranga Tamariki support the Restricted Discretionary activity status for supported residential care activities exceeding 10 residents. Oranga Tamariki consider it acceptable for Council to consider the effects on the amenity values of the wider area as a result of the intensity and scale of the activity. Oranga Tamariki seek the preclusion of public notification for supported residential care activities exceeding 10 residents to ensure consistency across the residential zones.	Amend LLRZ-R5.2 (Supported Residential Care) as follows: Supported residential care activities 1. Activity Status: Restricted Discretionary Where: a. Compliance with LLRZ-R5.1 cannot be achieved. Matters of discretion are restricted to: 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; 2. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained; and 3. There is adequate infrastructure to support the activity. <u>Notification status: An application for resource consent made in respect of rule LLRZ-R5.2 is precluded from being publicly notified.</u>	Reject	No

Large Lot Residential Zone

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Ara Poutama Aotearoa the Department of Corrections	240.25	Residential Zones / Large Lot Residential Zone / LLRZ-R5	Oppose in part	<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 permitted land use activity rules applying to supported residential care activities in the Medium Density Residential, High Density Residential, Large Lot Residential and Corrections zones are retained as notified.</p> <p>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 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 well-being and for their health and safety.</p>	Retain LLRZ-R5 (Supported residential care) as notified if “supported residential care activity” definition and references to term are retained.	Accept	No
Waka Kotahi	370.391	Residential Zones / Large Lot Residential Zone / LLRZ-R5	Support	Supports the permitted activity status and rules for supported residential care activities, and the restricted discretionary activity status where the rules are not complied with. Waka Kotahi also supports that the effects on the roading network are included as a matter of discretion for restricted discretionary activities. This rule provides for small-scale activities while enabling the management of effects to the transport network from larger scale activities.	Retain LLRZ-R5 (Supported residential care) as notified.	Reject	No
Waka Kotahi	370.392	Residential Zones / Large Lot Residential Zone / LLRZ-R6	Support in part	LLRZ-R6 is supported, as some rural activities in the zone are permitted activity where the activities will not adversely affect the safety or efficiency of the transport network. The discretionary activity status where the permitted standards are not met is also supported as this enables managing adverse effects to the transport network. It is considered that the rule should be amended to ensure that trip generation as a result of these permitted activities is minimal.	Retain LLRZ-R6 (Rural activity) with amendment.	Accept in part	No
Waka Kotahi	370.393	Residential Zones / Large Lot Residential Zone / LLRZ-R6	Amend	Considers that the rule should be amended to ensure that trip generation as a result of these permitted activities is minimal.	<p>Amend LLRZ-R6 (Rural activity) as follows:</p> <p>Activity Status: Permitted</p> <p>Where:</p> <p>a. The activity is limited to:</p> <p>i. The grazing and keeping of livestock;</p> <p>ii. Equestrian activities; and</p> <p>iii. Horticulture.; <u>and</u></p> <p><u>b. Vehicle movements generated by the activity comply with the trip generation thresholds in the transport chapter.</u></p>	Reject	No
Waka Kotahi	370.394	Residential Zones / Large Lot Residential Zone / LLRZ-R7	Support	Considers these activities can have significant effects on the transport network and a discretionary activity status is therefore appropriate and enable managing adverse effects on the transport network.	Retain LLRZ-R7 (Community facility) as notified.	Accept	No
Waka Kotahi	370.395	Residential Zones / Large Lot Residential Zone / LLRZ-R8	Support	Considers these activities can have significant effects on the transport network and a discretionary activity status is therefore appropriate and enable managing adverse effects on the transport network.	Retain LLRZ-R8 (Educational facility) as notified.	Accept	No
Ministry of Education	400.108	Residential Zones / Large Lot Residential Zone / LLRZ-R8	Support in part	Supports LLRZ-R8 in part.	Retain LLRZ-R8 (Educational facility) with amendment.	Accept in part	No
Ministry of Education	400.109	Residential Zones / Large Lot Residential Zone / LLRZ-R8	Amend	<p>Amend LLRZ-R8. The submitter requests that educational facilities are provided for as a Restricted Discretionary activity in the LLRZ.</p> <p>The submitter considers that educational facilities should be provided for in this zone as educational facilities are considered essential social infrastructure that may need to be located in within the LLRZ.</p>	<p>Amend LLRZ-R8 (Educational facility) as follows:</p> <p>Educational Facility</p> <p>1. Activity Status: Discretionary Restricted Discretionary</p> <p><u>Matters of discretion are:</u></p> <p><u>1. The matters in LLRZ-P7</u></p> <p><u>Notification status: An application for resource consent made in respect of rule LLRZ-R8.1 is precluded from being publicly notified.</u></p>	Reject	No
Fire and Emergency New Zealand	273.217	Residential Zones / Large Lot Residential Zone / LLRZ-R9	Oppose in part	Considers this rule would deem the construction of an emergency service facility, such as a fire station, as a non-complying activity in this zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate anywhere within the urban and rural environment. It is therefore critical to the safety and wellbeing of the future population of LLRZ that the principle of constructing and operating a fire station within this zone is acceptable.	Retain LLRZ-R9 (Any activity not otherwise listed as permitted, restricted discretionary, or discretionary) as notified, subject to inclusion of new rule LLRZ-RX with respect to emergency service facilities (as set out in the following submission point).	Accept in part	No
Waka Kotahi	370.396	Residential Zones / Large Lot Residential Zone / LLRZ-R9	Support	Supports the activity status of noncomplying for activities not listed – this enables the management of any adverse effects on the safety and function of the transport network	Retain LLRZ-R9 (Any activity not otherwise listed as permitted, restricted discretionary, or discretionary) as notified.	Accept	No
Fire and Emergency New Zealand	273.218	Residential Zones / Large Lot Residential Zone / LLRZ-R10	Support	Supports the rule as the maintenance and repair of buildings and structures within the LLRZ are a permitted activity.	Retain LLRZ-R10 (Maintenance and repair of buildings and structures) as notified.	Accept	No

Large Lot Residential Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Fire and Emergency New Zealand	273.219	Residential Zones / Large Lot Residential Zone / LLRZ-R11	Support	Supports the rule as the demolition or removal of buildings and structures within the LLRZ are a permitted activity.	Retain LLRZ-R11 (Demolition or removal of a building or structure) as notified	Accept	No
Greater Wellington Regional Council	351.262	Residential Zones / Large Lot Residential Zone / LLRZ-R11	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 LLRZ-R11 (Demolition or removal of buildings and structures) with amendment.	Accept	No
Greater Wellington Regional Council	351.263	Residential Zones / Large Lot Residential Zone / LLRZ-R11	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 LLRZ-R11 (Demolition or removal of buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.	Reject	No
Fire and Emergency New Zealand	273.220	Residential Zones / Large Lot Residential Zone / LLRZ-R12	Support	Supports the rule as the addition or alteration to buildings and structures within the LLRZ is provided for as a permitted or restricted discretionary activity.	Retain LLRZ-R12 (Construction, addition, or alteration of buildings, accessory buildings) as notified.	Accept in part	No
KiwiRail Holdings Limited	408.124	Residential Zones / Large Lot Residential Zone / LLRZ-R12	Amend	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. This amendment is sought in addition to the amendment sought in relation to LLRZ-S6.	Amend LLRZ-R12 (Construction, addition or alteration of buildings, accessory buildings) as follows: 2. Activity status: Restricted discretionary Where: a. Compliance with any of the requirements of LLRZ-R12.1.a cannot be achieved. Matters of discretion are: 1. The extent and effects of the non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. 2. <u>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>	Accept	Yes
Rimu Architects Ltd	318.29	Residential Zones / Large Lot Residential Zone / LLRZ-S1	Amend	Considers that LLRZ-S1 should be amended, as it does not adequately cover a situation where a minor unit forms part of the main residential building (e.g. in a separate wing or floor level) rather than existing as a standalone building.	Amend LLRZ-S1 (Maximum number of residential buildings) as follows: 1. There shall be a maximum number of: a. One residential unit per site; or b. One residential unit and one minor residential unit per site (<u>whether both are located within one building or each located in a separate building</u>). ...	Reject	No
Waka Kotahi	370.397	Residential Zones / Large Lot Residential Zone / LLRZ-S1	Support in part	Supports, with amendments.	Retain LLRZ-S1 (Maximum number of residential buildings) with amendments.	Accept in part	No
Waka Kotahi	370.398	Residential Zones / Large Lot Residential Zone / LLRZ-S1	Amend	Considers the residential activities that are not permitted should be assessed for any adverse effect on infrastructure and the transport network.	Amend LLRZ-S1 (Maximum number of residential buildings) as follows: ... 4. Whether the topography of the site mitigates or exacerbates effects; and 5. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects; and 6. <u>Whether the proposal will have any adverse effects on infrastructure capacity or the safety and efficiency of the transport network and how any effects will be managed.</u>	Reject	No
KiwiRail Holdings Limited	FS72.91	Part 3 / Residential Zones / Large Lot Residential Zone / LLRZ-S1	Support	Supports the addition to assessment criteria to allow for consideration of infrastructure and the transport network when the activity fails to meet permitted activity standards. Considers the relief sought should be allowed because it will (a) will promote the sustainable management of the natural and physical resources in Wellington City, and is therefore consistent with Part 2 and other provisions of the Resource Management Act 1991 (RMA) and the Enabling Housing Supply Amendment Act 2021 (Amendment Act); (b) is consistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020; (c) will meet the reasonably foreseeable needs of future generations; (d) will avoid, remedy or mitigate actual and potential adverse effects on the environment; (e) will enable the social, economic and cultural wellbeing of the people of Wellington City; and (f) is the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.	Allow	Reject	No
Rimu Architects Ltd	318.30	Residential Zones / Large Lot Residential Zone / LLRZ-S2	Amend	Considers that LLRZ-S2 should be amended to mention 'gross floor area' and 'net floor area' are both defined terms. The use of either of these would be preferable to the current use of 'floor area' which is not. It would also be helpful to clarify that unlike a Minor Residential Unit, where a 1 per site maximum is stated at LLRZ-S1, several accessory buildings of up to 100 sq.m each are acceptable.	Amend LLRZ-S2 (Maximum floor area of accessory buildings and minor residential units) as follows: 1. The maximum <u>gross</u> floor area of an <u>each</u> accessory building per site shall be 100m ² ; and 2. The maximum <u>gross</u> floor area of a minor residential unit per site shall be 80m ² ...	Reject	No

Large Lot Residential Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Fire and Emergency New Zealand	273.221	Residential Zones / Large Lot Residential Zone / LLRZ-S3	Support in part	Supports the standard as it permits buildings and structures up to 8m in height. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. As such, FENZ seeks an exemption from LLRZ-S3 for emergency service facilities within the LLRZ. FENZ seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. FENZ considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.	Support LLRZ-S3 (Maximum Height), with amendment.	Accept in part	No
Fire and Emergency New Zealand	273.222	Residential Zones / Large Lot Residential Zone / LLRZ-S3	Amend	Supports the standard as it permits buildings and structures up to 8m in height. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. As such, FENZ seeks an exemption from LLRZ-S3 for emergency service facilities within the LLRZ. FENZ seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. FENZ considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.	Amend LLRZ-S3 (Maximum Height) as follows: This standard does not apply to: ... b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. 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.; and d. <u>Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>	Reject	No
Fire and Emergency New Zealand	273.223	Residential Zones / Large Lot Residential Zone / LLRZ-S4	Support in part	Seeks an exemption for emergency service facilities and hose drying towers regarding height in relation to boundary standards.	Support LLRZ-S4 (Height in relation to boundary), with amendment.	Accept in part	No
Fire and Emergency New Zealand	273.224	Residential Zones / Large Lot Residential Zone / LLRZ-S4	Amend	Seeks an exemption for emergency service facilities and hose drying towers regarding height in relation to boundary standards.	Amend LLRZ-S4 (Height in relation to boundary) as follows: This standard does not apply to: ... 1. No part of any building, accessory building or structure may project beyond a building line of 45 degrees from a height of 2.5m above ground level from all boundaries of the site.; and 2. <u>Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>	Reject	No
Rimu Architects Ltd	318.31	Residential Zones / Large Lot Residential Zone / LLRZ-S5	Amend	Considers that LLRZ-S5 should be amended to be more concise on what defines a site area and to be less restrictive. Initial limit is set at site coverage of 35%, which is based on building footprint as a percentage of net site area. Equivalent provisions in other residential zones (ref MDZ55, HRZ-S5) are similar, with a higher 50% limit. For all of these it would be helpful to mention that the site area to be used is the 'net site area' LLRZ-S5 also has a hard maximum coverage limit of 500 sq.m, which is expressed in terms of 'total floor area', not building footprint. To be consistent, this coverage limit should also be expressed as a maximum building footprint figure (which, like 'net site area' is a defined term). Also note while 'gross floor area' and 'net floor area' are defined terms, 'floor area' and 'total floor area' are not. The hard limit currently stated is likely to encourage subdivision into smaller sites, which is not a desirable outcome. The maximum coverage of 500 sq. m also appears unduly restrictive. Even using 'building footprint' rather than 'total floor area' for the 500 sq m limit, only sites smaller than 1430 sq. m will be governed by the 35% limit instead. The sites in this zone are largely land previously zoned rural, where there was a 400 sq. m limit on residential buildings plus an 800 sq. m limit on accessory buildings. buildings. A building footprint limit of at least 600 sq. m would be more consistent with the scale of existing development. Wording suggested would give a 'pause' at a building footprint of 600m2 until this size falls below 20% of the net site area.	Amend LLRZ-S5 (Building coverage) as follows: 1. <u>For net site areas below 1750m2: Maximum site coverage: 35%, or a maximum total floor area building footprint of 500 600 m2 inclusive of any accessory buildings (whichever is the lesser)</u> 2. <u>For net site areas 1750m2 and above: Maximum site coverage: 20%.</u> ...	Accept in part	Yes

Large Lot Residential Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
James Barber	56.6	Residential Zones / Large Lot Residential Zone / LLRZ-56	Oppose	Prefers housing opening to street, as opposed to a 1.5m courtyard surrounded by high fencing. Setback space can otherwise be used for communal or private greenspaces.	Delete LLRZ-56 (Building setbacks) in entirety. [Inferred Decision Requested]	Reject	No
KiwiRail Holdings Limited	F572.92	Part 3 / Residential Zones / Large Lot Residential Zone / LLRZ-56	Oppose	Rejects the deletion of building setbacks. For sites adjoining the rail corridor, setbacks ensure that people can use and maintain their land and buildings safely without needing to extend out into the railway corridor, minimising the risks of physical interference on railway operations and health and safety hazards on these residents. Considers the relief sought should be declined because it a) will not promote the sustainable management of the natural and physical resources in Wellington City, and is therefore contrary to, or inconsistent with, Part 2 and other provisions of the RMA and the Amendment Act; (b) is inconsistent with other relevant planning documents, including the Greater Wellington Regional Policy Statement and National Policy Statement for Urban Development 2020; (c) will not meet the reasonably foreseeable needs of future generations; (d) will not avoid, remedy or mitigate actual and potential adverse effects on the environment; (e) will not enable the social, economic and cultural wellbeing of people of Wellington City; and (f) is not the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.	Disallow	Accept	No
Fire and Emergency New Zealand	273.225	Residential Zones / Large Lot Residential Zone / LLRZ-56	Support	Supports the standard as it exempts water tanks for firefighting purposes from the required setback from road boundaries.	Retain LLRZ-56 (Building setback) as drafted.	Accept	No
KiwiRail Holdings Limited	408.125	Residential Zones / Large Lot Residential Zone / LLRZ-56	Amend	Considers that building setbacks are essential to address significant safety hazards associated with the operational rail corridor. While KiwiRail do not oppose development on adjacent sites, ensuring the ability to access and maintain structures without requiring access to or protruding over rail land is crucial. The Proposed Plan enables a 3m setback from side and rear boundaries shared with the rail corridor under LLRZ-56. This standard does however, enable a 5m setback from a road boundary. KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures.	Amend LLRZ-56 (Building setback) as follows: 1. Buildings or structures must not be located within: a. A 5m setback from a road or rail corridor boundary; and b. A 3m setback from a side or rear boundary.	Reject	No
Fire and Emergency New Zealand	273.226	Residential Zones / Large Lot Residential Zone / LLRZ-57	Support in part	Considers it important that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. FENZ therefore seeks an amendment to provide for this.	Supports LLRZ-57 (Fences and standalone walls), with amendment.	Accept	No
Fire and Emergency New Zealand	273.227	Residential Zones / Large Lot Residential Zone / LLRZ-57	Amend	Considers it important that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. FENZ therefore seeks an amendment to provide for this.	Amend LLRZ-57 (Fences and standalone walls) as follows: 1. No fence or standalone wall, or combination of these structures, must not exceed: a. Exceed a maximum height of 2m above ground level where within 1m of any boundary; and b. Exceed the height in relation to boundary standard in LLRZ-S4; and c. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities	Accept	Yes
Trelissick Park Group	168.25	Residential Zones / Large Lot Residential Zone / LLRZ-58	Amend	Considers that a 60% permeable surface is too vague and should be amended to require at least neutral or lesser stormwater runoff, compared with pre-development.	Amend LLRZ-58 (Permeable area) from 60% permeable surface to require neutral or lesser stormwater runoff, compared with pre-development.	Reject	No
Trelissick Park Group	168.26	Residential Zones / Large Lot Residential Zone / LLRZ-58	Amend	Considers that it is essential that all building developments, including infill housing, require at least neutral or lesser stormwater runoff, compared with pre-development, and so infringement provisions for stormwater should be deleted.	Amend LLRZ-58 (Permeable area) as follows: Assessment criteria where the standard is infringed: 1. Any measures used to mitigate stormwater runoff; and 2. The capacity of, and effects on, the stormwater network.	Accept	Yes
Tyers Stream Group	221.76	Residential Zones / Large Lot Residential Zone / LLRZ-58	Amend	Considers that development must not occur if rules cannot be followed.	Amend LLRZ-58 (Permeable area) as follows: ... Assessment criteria where the standard is infringed: 1. Any measures used to mitigate stormwater runoff; and 2. The capacity of, and effects on, the stormwater network.	Accept	Yes
Tyers Stream Group	221.77	Residential Zones / Large Lot Residential Zone / LLRZ-58	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that LLRZ-58 (Permeable area) is amended to stipulate neutral or lesser stormwater runoff, compared with pre-development.	Reject	No
Wellington City Council	266.152	Residential Zones / Large Lot Residential Zone / LLRZ-58	Oppose in part	Considers that given this is not a building provision, but a three waters/infrastructure provision, it is more logical to locate this standard in the THW chapter. Note: HRZ-P9 and HRZ-S10 are to be relocated to THW – see new THW-P6 and THW-R7.	Delete LLRZ-58 (Permeable area) in its entirety. Consequential renumbering of LLRZ-S9 and references to standards.	Accept	Yes

Large Lot Residential Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Greater Wellington Regional Council	FS84.10	Part 3 / Residential Zones / Large Lot Residential Zone / LLRZ58	Support	Greater Wellington agree that the MRZ and HRZ policy and permeable surface rules are better suited to the Three Waters Chapter and support the amendments.	Allow	Accept	Yes
Tyers Stream Group	221.78	Residential Zones / Large Lot Residential Zone / LLRZ-S9	Amend	Considers that development must not occur if rules cannot be followed.	Amend LLRZ-S9 (On site services) as follows: ... Assessment criteria where the standard is infringed; 1- The engineering measure to provide on-site services and measures to maintain the health of future occupants and neighbouring properties; 2- The ability for the engineering measure to provide a level of service to support the proposed developments; and 3- The ongoing maintenance of the engineering measure.	Reject	No
Fire and Emergency New Zealand	273.228	Residential Zones / Large Lot Residential Zone / LLRZ-S9	Support in part	Supports the standard as it requires on-site water supply systems where a connection to Council's reticulated system is not available. However, FENZ seeks the inclusion of a standard requiring the provision of a firefighting water supply, and access to that supply, in accordance with NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. The provision for an alternative method of firefighting water supply in the absence of a connection to a reticulated network is necessary in order to minimise the risk of loss of life, property damage and adverse effects on the wider environment (e.g. the spread of fire through surrounding vegetation).	Supports LLRZ-S9 (On-site services), with amendment.	Accept in part	No
Fire and Emergency New Zealand	273.229	Residential Zones / Large Lot Residential Zone / LLRZ-S9	Amend	Supports the standard as it requires on-site water supply systems where a connection to Council's reticulated system is not available. However, FENZ seeks the inclusion of a standard requiring the provision of a firefighting water supply, and access to that supply, in accordance with NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. The provision for an alternative method of firefighting water supply in the absence of a connection to a reticulated network is necessary in order to minimise the risk of loss of life, property damage and adverse effects on the wider environment (e.g. the spread of fire through surrounding vegetation).	Amend LLRZ-S9 (On-site services) as follows: ... 1..... December 2021; and 2..... disposal of stormwater; and 3. <u>Where a connection to Council's reticulated system is not available, an onsite firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u>	Reject	No
The Retirement Villages Association of New Zealand Incorporated	FS126.42	Part 3 / Residential Zones / Large Lot Residential Zone / LLRZ-S9	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept	No
Ryman Healthcare Limited	FS128.42	Part 3 / Residential Zones / Large Lot Residential Zone / LLRZ-S9	Oppose	Ryman opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls under the Proposed Plan.	Disallow	Accept	No
Andrew Gall	59.1	Mapping / Rezone / Rezone	Amend	No other areas as close to CBD as 110 Mitchell Street are zoned as LLRZ. LLRZ is unsuitable zoning given the context of the area. [Refer to original submission for full reason]	Rezone 110 Mitchell Street and other nearby properties from Large Lot Residential Zone to Medium Density Residential Zone.	Reject	No
Margaret Ellis	48.1	Mapping / Rezone / Rezone	Amend	Considers that DEV3 should not be approved and should be rezoned, as the current proposal has 122 dwellings and 3 cul-de-sacs in Glenside West. Large lot residential would be a more suitable use considering the topography of the land, which has steep gullies and ephemeral streams flowing through it, making the land unsuitable for intensive cut and L.L.R. would be more suited to the rural nature of Glenside.	Rezone DEV3 (Development Area: Upper Stebbings and Glenside West) from Future Urban Zone to Large Lot Residential Zone.	Will be addressed in hearing stream 6	No
Kilmarston Developments Limited and Kilmarston Properties Limited	290.6	Mapping / Mapping General / Mapping General	Not specified	Considers that it is important that proposed NOSZ is introduced to protect the recreational, natural, landscape and ecological values of the Open Space areas that the Submitter owns. The Submitter currently permits access onto his land for informal recreation by the public. The land holding provide informal connections from Ngaio to Crow's Nest and the Skyline Walkway– both of which are entirely located within the proposed NOSZ. Considers that the proposed SAL provisions will be consistent with the NOSZ provisions which can better deal to the formation of access and buildings and structures to facilitate informal recreation activities. Considers this zoning on the balance of the Submitters land acceptable, subject to agreement being reached by WCC with Submitter on the appropriate tenure of the land.	Seeks that alternatively, that the land be rezoned Large Lot Residential Zone (part Medium Density Residential Zone) or equivalent, to enable subdivision consent.	Will be addressed in hearing stream 6	No

Large Lot Residential Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Adam Groenewegen	FS46.24	General / Mapping / Mapping General / Mapping General	Oppose	Opposes the proposal to, in the alternative to WCC agreeing appropriate tenure issues over the SW NOSZ land, to rezone it Large Lot residential or part (5500m2) as MDRZ. These proposals fly in the face of the incredibly high natural values of this land and seem a poorly thought through route to force the hand of WCC to complete reserve purchase or contribution negotiations. The suggested MDRZ area of 5500m2 is on an incredibly steep south facing cross slopes with a narrow road frontage (5m) and difficult access over an old stream bed. Vegetation in this area also has high biodiversity values. Development here sandwiched in between high biodiversity WCC reserve land would be inappropriate.	Disallow	Will be addressed in hearing stream 6	No
Jo McKenzie	FS64.24	General / Mapping / Mapping General / Mapping General	Oppose	Opposes the proposal to, in the alternative to WCC agreeing appropriate tenure issues over the SW NOSZ land, to rezone it Large Lot residential or part (5500m2) as MDRZ. Considers that these proposals fly in the face of the incredibly high natural values of this land and seem a poorly thought through route to force the hand of WCC to complete reserve purchase or contribution negotiations. The suggested MDRZ area of 5500m2 is on an incredibly steep south facing cross slopes with a narrow road frontage (5m) and difficult access over an old stream bed. Vegetation in this area also has high biodiversity values. Considers that development here sandwiched in between high biodiversity WCC reserve land would be inappropriate.	Disallow	Will be addressed in hearing stream 6	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.16	General / Mapping / Mapping General / Mapping General	Oppose	It is unclear where the rezoning being requested occurs. See above regarding our uncertainty regarding 'tenure.'	Disallow / Seeks clarification of what is being sought regarding submission point 290.6.	Will be addressed in hearing stream 6	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.5	Mapping / Rezone / Rezone	Amend	Considers that the MRZ (Medium Density Residential Zone) within the Upper Stebbings and Glenside West development should be zoned LLRZ (Large Lot Residential Zone). [Refer to original submission for full reason]	Rezone Medium Density Residential Zone land at 395 Middleton Road in the Upper Stebbings and Glenside West Future Development Zone to Large Lot Residential Zone.	Will be addressed in hearing stream 6	No
Peter Charlesworth	248.1	Whole PDP / Whole PDP / Whole PDP	Support in part	Generally supports the PDP, including the rezoning from Rural Area to Large Lot Residential Zone at 11B Wilmshurst Place, Tawa.	Retain Proposed District Plan notified with amendments.	Accept - Rezone part of the site	Mapping - zone change
Scot Plunkett	57.1	Mapping / Rezone / Rezone	Amend	Considers that Lot 1 at 64B Peterhouse Street would benefit from being zoned as MRZ in its entirety. Lot 1 is more moderate and suitable for residential development, as shown in subdivision scheme plan 20W4-262. Zoning Lot 1 as MDRZ makes more sense as this land is not suited to rural or ridgeline & hilltops restrictions and it would allow potential development. [Refer to original submission for full reason, including attachment]	Rezone Lot 1 at 64B Peterhouse Street from Large Lot Residential Zone to Medium Density Residential Zone in its entirety.	Accept - Rezone part of the site (Lot 1)	Mapping - zone change
RR Ventures (2018) Ltd	227.2	Mapping / Rezone / Rezone	Amend	Opposes 166 Glanmire Road (Part Lot 8 DP 2205) being zoned as Large Lot Residential Zone and seeks that it is rezoned as Medium Density Residential Zone. Considers that this section is 20,491 sq. mtr in area and is currently undeveloped. Considering the size and proximity to council's infrastructure, we believe the potential of the section can be further enhanced if it can be zoned residential, subdivided and developed to accommodate low to medium density housing.	Rezone 166 Glanmire Road (Part Lot 8 DP 2205) to Medium Density Residential Zone. [Inferred decision requested]	Reject	No
Karepa Dell Developments	241.1	Mapping / Rezone / Rezone	Oppose	Considers that the PDP states that Large Lot Residential Zone is for lower density developments that are generally located on the periphery of urban areas. The site that is located at 11 Makomako Road is located in Brooklyn and is approximately 4km from the CBD of Wellington. This is barely the periphery of the urban areas. The surrounding residential properties encapsulate this area. The zone encourages semi-urban setting, however the surrounding properties are all higher density properties and all of these properties can be further developed to hold three dwellings. The site is currently subject to a 20-lot subdivision under the resource consent SR 374681. This is currently being completed, however due to the Covid Pandemic and supply shortages has delayed this project being completed. A time extension was granted in April of 2022, with the works intended to be completed in 2025. This consent will create similar sized lots of the surrounding medium density residential properties. As such these future lots should be zoned as medium density residential zones and would allow for the future development of these properties just like the surrounding areas. The large lot residential zone will not be reflective of the property or a suitable outcome consistent with the NPS UD upon completion of the subdivision.	Opposes the zoning of 11 Makomako Road as Large Lot Residential Zone.	Reject	No

Large Lot Residential Zone

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Karepa Dell Developments	241.2	Mapping / Rezone / Rezone	Amend	<p>Considers that the PDP states that Large Lot Residential Zone is for lower density developments that are generally located on the periphery of urban areas. The site that is located at 11 Makomako Road is located in Brooklyn and is approximately 4km from the CBD of Wellington. This is barely the periphery of the urban areas. The surrounding residential properties encapsulate this area. The zone encourages semi-urban setting, however the surrounding properties are all higher density properties and all of these properties can be further developed to hold three dwellings. The site is currently subject to a 20-lot subdivision under the resource consent SR 374681. This is currently being completed, however due to the Covid Pandemic and supply shortages has delayed this project being completed. A time extension was granted in April of 2022, with the works intended to be completed in 2025. This consent will create similar sized lots of the surrounding medium density residential properties. As such these future lots should be zoned as medium density residential zones and would allow for the future development of these properties just like the surrounding areas. The large lot residential zone will not be reflective of the property or a suitable outcome consistent with the NPS UD upon completion of the subdivision.</p>	<p>Rezone the property at 11 Makomako Road to a Medium Density Residential Zone to reflect the development that is occurring.</p>	Reject	No
Peter Charlesworth	248.2	Mapping / Rezone / Rezone	Amend	<p>Considers that the portion of the site 11B Wilmshurst Place containing the existing dwelling should be zoned Medium Density Residential Zone to be consistent with the current Outer Residential Area zoning, as the LLRZ zoning will result in development that is inconsistent with the proposed zoning and form of development that surrounds the site directly to the north, east and west.</p> <p>Considers that there is no rationale for zoning the Outer Residential Area portion of the site as LLRZ to a less enabling zone, as this will be contrary to the NPS-UD.</p> <p>[Refer to submission for area of the site that the submission applies to]</p> <p>[Refer to original submission for full reason]</p>	<p>Rezone the annotated portion of 11B Wilmshurst Place from LLRZ (Large Lot Residential Zone) to MRZ (Medium Density Residential Zone).</p> <p>[Refer to original submission for map of the area]</p>	Accept	Yes - rezone in mapping