

# Wellington City Proposed District Plan

## Hearing Stream 4 – Part 6: Commercial Zone

### Appendix B

#### - Recommended Responses to Submissions and Further Submissions

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Ara Poutama Aotearoa the Department of Corrections	240.36	Commercial and mixed use Zones / Commercial Zone / General COMZ	Oppose	<p>Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default “all other activities” rules (COMZ-R4 and GIZR6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification.</p> <p>Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.</p> <p>Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.</p>	Amend the land use activity rule framework for the Commercial Zone as notified and seeks amendment.	Accept.	Yes.
Prime Property Group	256.5	Commercial and mixed use Zones / Commercial Zone / General COMZ	Amend	<p>Considers the Height Control Area over 55-85 Curtis St to be inconsistent with the NPS-UD and more restrictive than the residential area around.</p> <p>[Refer to original submission for full reason]</p>	Seeks that the objective, policy and rule framework be amended to enable a permitted height of 12m in the Commercial Zone.	Accept.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.252	Commercial and mixed use Zones / Commercial Zone / General COMZ	Amend	<p>Considers policy support for retirement villages in the Local Centre Zone is required.</p>	<p>Add the following new policies in the Commercial Zone chapter and amend current objectives and policies for consistency:</p> <p><u>Provision of housing for an ageing population</u></p> <p>1. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u></p> <p>2. <u>Recognise the functional and operational needs of retirement villages, including that they:</u></p> <p>a. <u>May require greater density than the planned urban built character to enable efficient provision of services.</u></p> <p>b. <u>Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p> <p><u>Changing communities</u></p> <p><u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</u></p> <p><u>Larger sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</u></p>	Accept in part.	Yes.
Waka Kotahi	370.402	Commercial and mixed use Zones / Commercial Zone / General COMZ	Not specified	<p>Considers this zone seems to apply only to a block of land on Curtis Street. The submitter would like the policy direction to be clearer about expectations for this area, especially the integration of active and public transport in its development (and especially given that it is currently a vacant site). [Position is neutral on provision].</p>	Retain the Commercial Zone chapter as notified.	Accept in part.	No.
Prime Property Group	FS93.5	Part 3 / Commercial and mixed use Zones / Commercial Zone / General COMZ	Support	<p>Prime Property Group also require the policy direction to be clearer about the expectations of this site.</p>	Allow	Accept in part.	No.

Willis Bond and Company Limited	416.95	Commercial and mixed use Zones / Commercial Zone / General COMZ	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.
---------------------------------	--------	---	-------	--	--	---------	-----

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Ara Poutama Aotearoa the Department of Corrections	240.37	Commercial and mixed use Zones / Commercial Zone / New COMZ	Amend	Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (COMZ-R4 and GIZR6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification.  Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.  Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.	Amend the land use activity rule framework for the Commercial Zone to include a permitted rule applying to "community corrections activities" as follows:  <u>COMZ-RX Community corrections activities</u>  <u>1. Activity status: Permitted</u>	Accept.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.253	Commercial and mixed use Zones / Commercial Zone / New COMZ	Amend	Considers policy support for retirement villages in the Local Centre Zone is required.	Add the following new policies in the Commercial Zone chapter and amend current objectives and policies for consistency:  <u>Provision of housing for an ageing population</u> <u>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u> <u>2. Recognise the functional and operational needs of retirement villages, including that they:</u> <u>a. May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u>  <u>Changing communities</u> <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</u>  <u>Larger sites</u> <u>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</u>	Accept in part.	Yes.
Retirement Villages Association of New Zealand Incorporated	350.254	Commercial and mixed use Zones / Commercial Zone / New COMZ	Amend	As currently drafted retirement villages would be a permitted or discretionary activity under the 'residential activities' rule of the Local Centre Zone (COMZ-R2). Considers that the Local Centre Zone should have a retirement village specific rule that provides for retirement villages as a permitted activity (with the construction of the retirement villages being a restricted discretionary activity under COMZ-R9). Permitted activity status recognises retirement villages are residential activities and provide substantial benefit by way of enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Add new 'Retirement villages' in the Commercial Zone chapter rule as follows: <u>COMZ-RX Retirement villages</u> <u>1. Activity status: Permitted</u>	Accept in part.	Yes.

Ministry of Education	400.131	Commercial and mixed use Zones / Commercial Zone / New COMZ	Amend	Seeks that in accordance with the submitter's amendments to COMZ-P1, a new associated rule is created for COMZ to provide for educational facilities. The submitter requests the inclusion of a new rule as sought.	Add new rule to COMZ (Commercial Zone) as follows: <u>Educational Facilities</u> 1. Activity Status: Permitted	Reject.	No.
Restaurant Brands Limited	349.107	Commercial and mixed use Zones / Commercial Zone / COMZ-O1	Support	Support	Retain COMZ-O1 (Purpose) as notified.	Accept.	No.
Restaurant Brands Limited	349.108	Commercial and mixed use Zones / Commercial Zone / COMZ-O2	Support	Support	Retain COMZ-O2 (Activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.109	Commercial and mixed use Zones / Commercial Zone / COMZ-O3	Support	Support	Retain COMZ-O3 (Amenity and design) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Retirement Villages Association of New Zealand Incorporated	350.255	Commercial and mixed use Zones / Commercial Zone / COMZ-O3	Oppose in part	Considers that the current drafting of COMZ-O3 is inconsistent with Objectives 1 and 2 of the MDRS. Objectives 1 and 2 of the Act should be included in the Proposed Plan verbatim to their drafting in the MDRS. Questions what the context is in relation to contributing 'positively' to a changing and well-functioning urban environment. Considers that it is unclear what this would entail, particularly when considering that the definition of 'well functioning urban environment' consists of a list of positive / beneficial matters. Considers that it is not clear if this phrasing is stipulating that additional benefit is required in order to contribute 'positively'.	Opposes COMZ-O3 (Amenity and design) and seeks amendment as follows: Development in the Commercial Zone is achieved that positively contributes to creating a good quality, well-functioning urban environment and is compatible with the surrounding residential context	Reject.	No.
Ara Poutama Aotearoa the Department of Corrections	240.38	Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Oppose	Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (COMZ-R4 and GIZR6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification.  Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.  Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.	Opposes COMZ-P1 (Enabled activities) as notified and seeks amendment.	Accept in part.	No.

Ara Poutama Aotearoa the Department of Corrections	240.39	Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Amend	<p>Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (COMZ-R4 and GIZR6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification.</p> <p>Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.</p> <p>Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.</p>	<p>Amend COMZ-P1 (Enabled activities) as follows:</p> <p>Enabled activities</p> <p>Enable a ranges of activities in the Commercial Zone that contribute positively to the purpose of the zone including:</p> <ol style="list-style-type: none"> <li>Commercial activities;</li> <li>Retail activities, except for large-scale integrated retail activities;</li> <li>Carparking activities; <del>and</del></li> <li>Residential activities, except for large-scale integrated retail activities; <u>and 5. Community corrections activities</u></li> </ol>	Accept.	Yes.
Ara Poutama Aotearoa the Department of Corrections	240.40	Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Support	<p>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.</p>	Retain COMZ-P1.4 (Enabled activities) as notified.	Accept in part.	No.
Restaurant Brands Limited	349.110	Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Support	Support	Retain COMZ-P1 (Enabled activities) as notified.	Accept in part.	No.
Ministry of Education	400.132	Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Support in part	Supports COMZ-P1 in part wherein it provides a range of activities.	Retain COMZ-P1 (Enabled activities) with amendment.	Accept in part.	No.
Ministry of Education	400.133	Commercial and mixed use Zones / Commercial Zone / COMZ-P1	Amend	<p>Seeks COMZ-P1 be amended as the submitter seeks clarification that educational activities are provided for in the COMZ.</p>	<p>Amend COMZ-P1 (Enabled activities) as follows:</p> <p>Enabled activities</p> <p>...</p> <ol style="list-style-type: none"> <li>Carparking activities; <del>and</del></li> <li>Residential activities, except for large-scale integrated retail activities; <u>and 5. Educational facilities</u></li> </ol>	Reject.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Restaurant Brands Limited	349.111	Commercial and mixed use Zones / Commercial Zone / COMZ-P2	Support	Support	Retain COMZ-P2 (Managed activities) as notified.	Accept.	No.
Prime Property Group	256.6	Commercial and mixed use Zones / Commercial Zone / COMZ-P3	Oppose	Opposes restriction on residential activity at ground floor level in the Commercial Zone.	Seeks amendment to be more enabling of residential activity.	Reject.	No.
Prime Property Group	256.7	Commercial and mixed use Zones / Commercial Zone / COMZ-P3	Amend	<p>Considers it appropriate to allow residential use on the ground floor in the Commercial Zones.</p> <p>[Refer to original submission for full reason]</p>	Amend COMZ-P3 (residential activities) so that residential activity is permitted at ground floor level outside of 12m from the centreline of transmission lines on the site.	Reject.	No.
Waka Kotahi NZ Transport Agency	FS103.37	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-P3	Oppose	Oppose residential activities on the ground floor to support vibrant streets and retain walkable centres.	Disallow	Accept.	No.

Restaurant Brands Limited	349.112	Commercial and mixed use Zones / Commercial Zone / COMZ-P3	Support	Support	Retain COMZ-P3 (Potentially incompatible activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.113	Commercial and mixed use Zones / Commercial Zone / COMZ-P4	Support	Support	Retain COMZ-P4 (Avoiding industrial activities) as notified.	Accept.	No.
McDonald's	274.35	Commercial and mixed use Zones / Commercial Zone / COMZ-P5	Support in part	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain COMZ-P5 (Quality design -neighbourhood and townscape outcomes), subject to amendments as outlined other submission points.	Accept.	No.
McDonald's	274.36	Commercial and mixed use Zones / Commercial Zone / COMZ-P5	Amend	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Seeks addition of the following to COMZ-P5 (Quality design -neighbourhood and townscape outcomes) as follows: Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.114	Commercial and mixed use Zones / Commercial Zone / COMZ-P5	Support	Support	Retain COMZ-P5 (Quality design – neighbourhood and townscape outcomes) as notified.	Accept in part.	No.
Foodstuffs Island	North FS23.47	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-P5	Oppose	Submission point 349.114 seeks to retain COMZ-P5 as notified. FSNi submission points 476.33 and 476.34 seek that COMZ-P5 is amended.	Disallow / Reject submission in part.	Reject.	No.
Foodstuffs Island	North 476.33	Commercial and mixed use Zones / Commercial Zone / COMZ-P5	Support in part	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain COMZ-P5 (Quality design – neighbourhood and townscape outcomes) with amendment.	Accept.	No.
Foodstuffs Island	North 476.34	Commercial and mixed use Zones / Commercial Zone / COMZ-P5	Amend	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Amend COMZ-P5 (Quality design – neighbourhood and townscape outcomes) to include the following: Recognise the functional and operational requirements of activities and development.	Reject.	No.
Restaurant Brands Limited	349.115	Commercial and mixed use Zones / Commercial Zone / COMZ-P6	Support	Support	Retain COMZ-P6 (On-site residential amenity) as notified.	Accept.	No.
Restaurant Brands Limited	349.116	Commercial and mixed use Zones / Commercial Zone / COMZ-P7	Support	Support	Retain COMZ-P7 (Zone interfaces) as notified.	Accept.	No.
McDonald's	274.37	Commercial and mixed use Zones / Commercial Zone / COMZ-R1	Support	Supports that commercial activities (McDonald's restaurants) are permitted activities in the COMZ, MUZ and GIZ	Retain MUZ-R1.1 (Commercial activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.117	Commercial and mixed use Zones / Commercial Zone / COMZ-R1	Support	Support	Retain COMZ-R1 (Commercial activities) as notified.	Accept.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Ara Poutama Aotearoa the Department of Corrections	240.41	Commercial and mixed use Zones / Commercial Zone / COMZ-R2	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 COMZ-R2 (Residential Activities) as notified.	Accept.	No.
Restaurant Brands Limited	349.118	Commercial and mixed use Zones / Commercial Zone / COMZ-R7	Support	Support	Retain COMZ-R7 (Maintenance and repair of buildings and structures) as notified.	Accept.	No.

Restaurant Brands Limited	349.119	Commercial and mixed use Zones / Commercial Zone / COMZ-R8	Support	Support	Retain COMZ-R8 (Demolition or removal of buildings and structures) as notified.	Accept.	No.
Greater Wellington Regional Council	351.272	Commercial and mixed use Zones / Commercial Zone / COMZ-R8	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 COMZ-R8 (Demolition or removal of buildings and structures) with amendment.	Reject.	No.
Greater Wellington Regional Council	351.273	Commercial and mixed use Zones / Commercial Zone / COMZ-R8	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 COMZ-R8 (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.
Restaurant Brands Limited	349.120	Commercial and mixed use Zones / Commercial Zone / COMZ-R9	Support	Support	Retain COMZ-R9 (Construction of, or additions or alterations to, buildings and structures) as notified.	Accept in part.	No.
Investore Property Limited	405.76	Commercial and mixed use Zones / Commercial Zone / COMZ-R9	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain COMZ-R9.1 (Construction of, or additions or alterations to, buildings and structures) and seeks amendment.	Accept in part.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.91	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-R9	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.91	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-R9	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.
Investore Property Limited	405.77	Commercial and mixed use Zones / Commercial Zone / COMZ-R9	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend COMZ-R9.1 (Construction of, or additions or alterations to, buildings and structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.92	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-R9	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.92	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-R9	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.
Investore Property Limited	405.78	Commercial and mixed use Zones / Commercial Zone / COMZ-R10	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain COMZ-R10.1 (Conversion of buildings or parts of buildings for residential activities or visitor accommodation) and seeks amendment.	Accept in part.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.93	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-R10	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.93	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-R10	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Investore Property Limited	405.79	Commercial and mixed use Zones / Commercial Zone / COMZ-R10	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend COMZ-R10.1 (Conversion of buildings or parts of buildings for residential activities or visitor accommodation) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.94	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-R10	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Accept in part.	No.
Ryman Healthcare Limited	FS128.94	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-R10	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Accept in part.	No.
Prime Property Group	256.8	Commercial and mixed use Zones / Commercial Zone / COMZ-S1	Oppose	Opposes the 8m height limit in the Commercial Zone at 55-85 Curtis Street.	Seeks amendment to the height limit in COMZ-S1 (Maximum Height)	Reject.	No.
Prime Property Group	256.9	Commercial and mixed use Zones / Commercial Zone / COMZ-S1	Amend	Considers the Height Control Area over 55-85 Curtis St to be inconsistent with the NPS-UD and more restrictive than the residential area around.  [Refer to original submission for full reason]	Seeks that COMZ-S1 (Maximum height) be amended as follows:  Maximum height  1. A maximum height limit of 8-12m above ground level must be complied with.	Reject.	No.
Waka Kotahi NZ Transport Agency	FS103.38	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-S1	Support	Support as it allows for greater intensification and greater density in proximity to goods and services, allowing for walkable neighbourhoods.	Allow	Reject.	No.
Restaurant Brands Limited	349.121	Commercial and mixed use Zones / Commercial Zone / COMZ-S1	Support	Support	Retain COMZ-S1 (Maximum height) as notified.	Accept.	No.
Retirement Villages Association of New Zealand Incorporated	350.257	Commercial and mixed use Zones / Commercial Zone / COMZ-S1	Oppose	Considers the 8m height standard is inconsistent with the objectives of the zone.	Opposes COMZ-S1 (Maximum height) and seeks amendment to provide for greater height in the Commercial Zone.	Reject.	Yes.
Restaurant Brands Limited	349.122	Commercial and mixed use Zones / Commercial Zone / COMZ-S2	Support	Support	Retain COMZ-S2 (Height in relation to boundary) as notified.	Accept.	No.
McDonald's	274.38	Commercial and mixed use Zones / Commercial Zone / COMZ-S3	Oppose	Considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete COMZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Restaurant Brands Limited	349.123	Commercial and mixed use Zones / Commercial Zone / COMZ-S3	Oppose	Oppose  Opposed to the minimum floor-to-floor ceiling heights for new development. The standard is overly prescriptive, does not provide for the specific requirements of drive-through facilities, and is unworkable from an operational perspective, and will only serve to increase the cost and/or regulatory processes of the development.	Delete COMZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.
Foodstuffs Island	North FS23.48	Part 3 / Commercial and mixed use Zones / Commercial Zone / COMZ-S3	Oppose	Submission point 349.123 seeks to delete COMZ-S3 in its entirety. FSNI submission point 476.35 is supported by that.	Allow	Reject.	No.
Foodstuffs Island	North 476.35	Commercial and mixed use Zones / Commercial Zone / COMZ-S3	Oppose	Whilst supportive of certain bulk and location standards in the Commercial and Mixed Use zones, considers that the standards on minimum building height and minimum ground floor height are unnecessary and would be more appropriate to have within the Design Guidance and/or as matters of discretion.	Delete COMZ-S3 (Minimum ground floor height) in its entirety.	Reject.	No.



Restaurant Brands Limited	349.124	Commercial and mixed use Zones / Commercial Zone / COMZ-S4	Support	Support	Retain COMZ-S4 (Verandah control) as notified.	Accept.	No.
Retirement Villages Association of New Zealand Incorporated	350.258	Commercial and mixed use Zones / Commercial Zone / COMZ-S6	Oppose in part	Considers retirement villages should be excluded from this standard as in the MRZ and HRZ zones.	Opposes COMZ-S6 (Outdoor living space for residential units) and seeks amendment to exclude retirement villages.	Reject.	No.