

General point on Commercial and mixed use Zones

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Julie Patricia Ward	103.6	Amend	Considers that the height limit for all centres defined as LCZ's or NCZ's, other than heritage sites, should be consistent at 18 metres. [Refer to original submission for full reason]	Seeks that the height limit for all areas zoned as LCZ (Local Centre Zone) or NCZ (Neighbourhood Centre Zone) is set at a consistent 18m, excluding heritage sites.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Victoria University of Wellington Students' Association	123.52	Not specified	Supports the allowance for taller buildings around centres as this promotes growth and thriving, vibrant centres. Vibrant centres and public spaces are important to the growing student population and families.	Not specified.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Victoria University of Wellington Students' Association	123.53	Support	Supports the encouragement of residential development in centres and new, improved building standards that reflect health and safety standards, are cheaper in the long run, and ensure that the centres and businesses are more prepared for climate change and natural disasters.	Not specified.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Victoria University of Wellington Students' Association	123.54	Support	Supports that ground-floor level buildings in centres are used for non-residential activities. [Refer to original submission for full reasons].	Seeks that ground-floor level buildings in centres are used for non-residential activities.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Victoria University of Wellington Students' Association	123.55	Support	Supports the continuation of providing for mixed-use areas that enable commercial, light industrial, recreational, and community activities to occur. This is profitable for centres and businesses, and makes students more comfortable about using mixed-use areas for their own purposes which has good flow-on effects.	Seeks that mixed-use areas continue to be provided for in Centres and Mixed Use Zones.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Airbnb	126.10	Support	Supports the permitted activity status for visitor accommodation in the Centres zones.	Retain provisions providing for visitor accommodation as an Permitted Activity in the Centres Areas as notified. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Zoe Ogilvie-Burns	131.12	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments in Centres zones. [Inferred decision requested]
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Anne Lian	132.15	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments in Centres zones. [Inferred decision requested]
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Ingo Schommer	133.14	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments in Centres zones. [Inferred decision requested]
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Olivier Reuland	134.17	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments in Centres zones. [Inferred decision requested]

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Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Braydon White	146.21	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the Proposed District Plan enables larger, more comprehensive developments around Centres Zones. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Amos Mann	172.24	Not specified	Supports a circular economy, space for innovation, education and behaviour change, and a low carbon future.	Seeks that multifunctional community spaces are created within centres as Climate Action Hubs.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Amos Mann	172.25	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments are needed in our centres. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Patrick Wilkes	173.23	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments are needed in our centres. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Pete Gent	179.19	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments are needed in our centres. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Peter Nunns	196.20	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments in Centres zones. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Andrew Flanagan	198.17	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments in Centres zones. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Antony Kitchener and Simin Littschwager	199.12	Amend	Considers that it is unclear whether multi-storey developments come with conditions that developers also create commercial opportunities for small, independent businesses to develop, or if they are inly for residential purposes.	Clarify the conditions for developers of multi-storey buildings with regard to providing commercial opportunities.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Gabriela Roque-Worcel	234.14	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments in Centres zones. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	McDonald's	274.7	Not specified	In general, the submitter (McDonald's) acknowledges the need for high quality building design.	Not specified.

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Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	McDonald's	274.8	Not specified	Considers that while high quality building design is important, the active frontage controls in the PDP are overly prescriptive as currently worded.	Not specified.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	McDonald's	274.9	Not specified	Considers that while high quality building design is important, the consenting requirements for additions and alterations in the PDP are overly prescriptive as currently worded.	Not specified.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Steve Dunn	288.9	Amend	Considers that Newtown is suited to 3-4 storey housing along its transport spine [Refer to original submission for full reason].	Seeks that building heights in central Newtown are amended to 3-4 storeys. [Inferred decision requested]
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Steve Dunn	288.10	Amend	Considers that to meet the objectives of a healthy living environment, the plan is amended to protect sunlight access for all outdoor living areas, not just public open space, as well as solar panels on roofs.	Seeks that the plan is amended to protect sunlight access for all outdoor living areas, not just public open space, as well as solar panels on roofs.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Wellington Branch NZIA	301.6	Amend	Considers the need for a Design Review Panels for all mixed use developments and centres where developments are over 3 levels. The wholesale adoption of the MDRS standards could well result in a drastic lowering of design standards of housing, given that there are no quality control standards applied at the same time. A solution would be a mandatory Design Panel Review, as it would encourage high quality design outcomes in the city. [Refer to original submission for full reason]	Seeks that a mandatory Design Panel Review be adopted for all mixed use developments and centres where developments are over 3 levels.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Greater Wellington Regional Council	351.268	Support in part	Considers the approach taken across these zones gives effect to operative RPS policy 30	Retain chapter, subject to amendments outlined in other submission points.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Greater Wellington Regional Council	351.269	Amend	Considers for the provisions across these zones 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 Commercial and Mixed-use 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.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Woolworths New Zealand	359.45	Support	The "centres hierarchy" approach adopted by the higher order provisions of the PDP is supported, insofar as it recognises that centres can and should be the primary focal point for business activity in the District, noting the importance of supermarkets in helping to achieve prosperous centres.	Supports the Centres hierarchy, subject to amendments following the application of the proposed "centres plus" approach.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Woolworths New Zealand	359.46	Support	The increase in intensity of the existing CMUZ land under the PDP is supported, as it is understood that the difference between the Centre Zones primarily relates to the height that is enabled in these zones.	Retain the Centre Zones as notified. [Inferred decision requested]

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Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Woolworths New Zealand	359.47	Amend	It is considered that the consent requirement across the CMUZ for supermarkets is not in accordance with the higher order strategic direction outlined in Objectives CEKP-O2 and CEKP-O3 where business needs are envisaged to be enabled within the CMUZ. As currently proposed, supermarkets are not permitted in any CMUZ by virtue of needing a consent for the building proper (as in, while the activity itself is permitted in all Centre zones irrespective of size, and in the Mixed-Use zone up to 1500m2 GFA, all buildings greater than 100m2 in all Centre zones and greater than 500m2 in the Mixed-Use zone need resource consent). This is at odds with the widely accepted role that supermarkets play in centres. Supermarkets act as anchor tenants, and as catalysts for investment in centres of all scales. The importance of convenient and efficient access to supermarkets as critical infrastructure or an essential service has also been recognised in other districts, most recently highlighted by the Covid-19 pandemic. [Refer to original submission for full reason]	Seeks that Commercial and Mixed-Use Zones have requirements for supermarkets that are in accordance with the higher order strategic direction outlined in Objectives CEKP-O2 and CEKP-O3 where business needs are envisaged to be enabled within these zones.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Henry Bartholomew Nankivell Zwart	378.21	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments are needed in our centres. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Kāinga Ora Homes and Communities	391.501	Amend	Considers that the Centre hierarchy should be reviewed to improve national and regional consistency and increase density and heights across the board. Centre Zoning standards should be expanded to reflect an increase in intensification anticipated in and around centres and rapid transit stops, and where necessary introduce a new chapter.	Seeks that the Centres hierarchy is reviewed to improve national and regional consistency and increase density and heights across the board.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Kāinga Ora Homes and Communities	391.502	Amend	Considers that commercial intensification provisions in the Commercial (Centres) and Mixed-Use zones should be reviewed to improve national and regional consistency and increase density and heights across the board. Centre Zoning standards should be expanded to reflect an increase in intensification anticipated in and around centres and rapid transit stops, and where necessary introduce a new chapter.	Seeks that commercial intensification provisions in the Commercial (Centres) and Mixed-Use Zones are reviewed to improve national and regional consistency and increase density and heights across the board.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Kāinga Ora Homes and Communities	391.503	Amend	Considers that new Town Centre chapter provisions should be added to the plan. [Refer to original submission, including Appendix 2]	Seeks that a Town Centre chapter is added to the Commercial and Mixed Use Zones classification.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Kāinga Ora Homes and Communities	391.504	Amend	Considers that where standards are not referenced in building and structure activity rules, an activity status should be provided for non-compliance with the standard. It is sought that this activity status in Centre Zones is a Restricted Discretionary to be consistent with the general approach throughout the Plan.	Seeks that where City Centre Zone standards are not referenced in building and structure activity rules a Restricted Discretionary activity status is provided for non-compliance with the standard, to be consistent with the general approach throughout the Plan.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Kāinga Ora Homes and Communities	391.505	Support in part	Active frontage controls are generally supported, but it is considered that they should only apply where necessary, such as along principal roads/arterials not necessary along connecting streets.	Retain active frontage control provisions with amendments.

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Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Kāinga Ora Homes and Communities	391.506	Support in part	The need for restrictions on the gross floor area of retail is supported, particularly within commercial (Centres) and mixed-use zones as this will ensure that there are appropriate opportunities for residential activities in these areas. However, is noted that the Integrated Retail Activity gross floor areas of 20,000m2 do not reflect the scale of the Centres hierarchy anticipated in the NPSUD and the National Planning Standards.	Retain gross floor area restrictions with amendment for Local Centre Zones and Neighbourhood Centre Zones.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Matthew Tamati Reweti	394.20	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments are needed in our centres. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	David Cadman	398.19	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments are needed in our centres. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Investore Property Limited	405.59	Support	Supports the provision of a range of commercial and mixed-use environments.	Not specified.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Investore Property Limited	405.60	Support	Supports the hierarchy of centres.	Not specified.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	VicLabour	414.35	Oppose in part	Considers the 20m building depth standard in certain neighbourhood centres is too restrictive [See original submission for full reasons]	Seeks that the 20m maximum building depth standard for certain neighbourhood centres be increased.
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Kirsty Woods	437.11	Amend	Considers that intensification should occur in the suburban centre, combined with new developments in underutilised sites (for example Adelaide Road) would provide for predicted housing requirements.	Seeks that intensification is enabled around Centres and underutilised sites. [Inferred decision requested]
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Daniel Christopher Murray Grantham	468.6	Amend	Considers that larger, more comprehensive developments are needed in our centres.	Seeks that the plan enables larger, more comprehensive developments are needed in our centres. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Alicia Hall on behalf of Parents for Climate Aotearoa	472.21	Amend	Considers that the plan should enable larger more comprehensive developments in centres.	Seeks that the plan enables larger, more comprehensive developments are needed in our centres. [Inferred decision requested].
Commercial and mixed use Zones / General point on Commercial and mixed use Zones / General point on Commercial and mixed use Zones	Te Rūnanga o Toa Rangatira	488.78	Amend	Concerned that the Centres and Mixed Use Design Guide is not given consideration and referred to in any relevant rules for the Commercial and Mixed Use zones	Amend appropriate parts of the Commercial and Mixed use zone rules to reflect that they will give effect to the Commercial and Mixed Use Design Guide.