

# Commercial and mixed use Zones / Mixed Use Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Simon Ross	37.7	Amend	Considers that Mixed Use Zones are much too sparse and too small.	Seeks that mixed use be enabled wherever development over three storeys is allowed.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Simon Ross	37.8	Amend	Considers that Mixed Use Zones are much too sparse and too small.	Seeks that all corner sites in residential areas allow mixed use.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Simon Ross	37.9	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that mixed use is enabled around the Johnsonville Line stations.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Michael O'Rourke	194.16	Not specified	[No specific reason given beyond decision requested - refer to original submission.]	Seeks that some areas of Newtown, primarily those already zoned as Mixed Use, are also zoned High Density Residential Zone.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Wellington City Youth Council	201.31	Support	Supports the idea of providing business activities spaces for mixed used areas of city centre.	Supports retention of Mixed Use Zone as notified
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Ara Poutama Aotearoa the Department of Corrections	240.42	Support	Considers that that the definition of "residential activity" entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain the provisions applicable to "residential activities" in the Mixed Use Zone as notified.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Tawa Community Board	294.17	Oppose	Opposes 10 Surrey Street (Tawa Junction) being Mixed Use Zone.  Considers that land at 10 Surrey Street is one of the largest parcels of single-ownership land on the valley floor, very near the town centre and Tawa Station, and one of the most suitable sites for the highest height limit to encourage future development of centre-like mixed housing and business use.	Opposes the zoning of 10 Surrey Street, Tawa as Mixed Use Zone and seeks that this site is zoned Local Centre Zone, to match the Tawa Town Centre.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Retirement Villages Association of New Zealand Incorporated	350.259	Amend	Considers policy support for retirement villages in the Local Centre Zone is required.	Add the following new policies in the Mixed Use Zone chapter and amend current objectives and policies for consistency:  <u>Provision of housing for an ageing population</u> <b>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.</b> <b>2. Recognise the functional and operational needs of retirement villages, including that they:</b> <b>a. May require greater density than the planned urban built character to enable efficient provision of services.</b> <b>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</b>  <u>Changing communities</u> <b>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.</b>  <u>Larger sites</u> <b>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</b>
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Z Energy Limited	361.47	Support	Supports Mixed Use Zone in Tawa, Miramar and Kaiwharawhara. The purpose of the MUZ is to provide for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities. It continues the long-standing approach of enabling a wide range of compatible activities in Wellington's suburban employment areas.	Retain the Mixed Use Zone chapter as notified.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Wellington Tents Trust	363.4	Amend	Considers appropriate amendment to introduction. The submitter has aspirations for future development at this site and the use of mixed zone opportunities applies. Appropriate considerations include mixed use development.	Seeks to amend the Mixed Use Zone to provide for potential future developments opportunities in relation to the submitter's site.

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Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Waka Kotahi	370.403	Support	Supports provision for active and public transport, consideration of function of the transport network, the discouragement of carparking visible at street edge along an active frontage and the quality design outcomes.	Retain the Mixed Use Zone chapter as notified.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Taranaki Whānui ki te Upoko o te Ika	389.96	Amend	<p>Considers that the height control area being amended to 27m appropriate, as it is the maximum height of development consented under the Shelly Bay Masterplan resource consent.</p> <p>Submitter seeks that that the planning framework as set out in the consented Shelly Bay Masterplan and Design Guide is adopted as the default planning settings for the landholdings within the scope of the granted consents. Notes that the granted resource consent is currently being implemented on site.</p>	Seeks that in addition to amending the extent of the zoning of Shelly Bay Taikuru, that the height control area is amended to 27m.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Kāinga Ora Homes and Communities	391.611	Support in part	Supports the introduction and application of a Mixed Use Zone in the proposed District Plan. Some amendments are suggested to acknowledge that the context and activities in the vicinity of Mixed Use Zones may change in the future due to the proposed Plan provision and to acknowledge NPS-UD P6.	Retain introduction of the Mixed Use Zone chapter and seeks amendment.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Kāinga Ora Homes and Communities	391.612	Amend	Supports the introduction and application of a Mixed Use Zone in the proposed District Plan. Some amendments are suggested to acknowledge that the context and activities in the vicinity of Mixed Use Zones may change in the future due to the proposed Plan provision and to acknowledge NPS-UD P6.	<p>Amend the second paragraph of the introduction of the Mixed Use Zone chapter as follows:</p> <p>The Mixed Use Zone is distributed across the city. A broad range of activities are enabled to occur alongside one another in the Mixed Use Zone. It needs to be noted that due to the wide range of non-residential activities provided for, and the potential for industrial activities to establish in this Zone, there may be moderate to high levels of noise, vehicle trip generation or other environmental effects. While such effects may be tolerable within the Mixed Use Zone, they could undermine the amenity of zones nearby if not appropriately managed. Effects from new activities and development within the Mixed Use Zone need to be compatible with the local context. Activities that generate adverse effects of a nature or scale that is potentially incompatible with the existing <u>and anticipated future</u> context will typically not be enabled in the Mixed Use Zone unless such activities can demonstrate they are able to co-exist with existing <u>and anticipated future</u> sensitive activities in the vicinity.</p>
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Willis Bond and Company Limited	416.96	Amend	<p>Submitter notes the effect that the more permissive medium density residential standards will have on other zones. The zones supporting higher density development have more restrictive standards than in the MRZ, creating a risk that new development is concentrated in the more permissive MRZ at the exclusion of denser zones where Council wishes to encourage greater development. The PDP should ensure that the restrictions within denser zones are not substantially more restrictive than within the MRZ.</p> <p>[Refer to original submission for full reason].</p>	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.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Miriam Moore	433.16	Not specified	Considers that the MUZ land in Tawa is the best place for targeted intensification of residential development, it would be great to see this incentivised for that purpose.	Not specified.
Commercial and mixed use Zones / Mixed Use Zone / General MUZ	Michelle Rush	436.17	Amend	Considers that the extent of mixed zones should be widened in neighbourhood and local centre zones, taking in part of the medium density and high density residential zones. This would ensure the ability for people to work, live, and seek services within a walkable, or micro-transport catchment while achieving carbon reduction, increasing liveability and amenity, contributing to public health and wellbeing, and community vibrancy. Increasing provision for mixed uses is part of this.	Seeks to extend Mixed Use Zones in and around Neighbourhood Centre Zones, Local Centre Zones, Medium Density Residential Zones and High Density Residential Zones.

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Commercial and mixed use Zones / Mixed Use Zone / New MUZ	Ara Poutama Aotearoa the Department of Corrections	240.43	Amend	<p>Considers that should Council see it as being absolutely necessary to implement the separate definition of “supported residential care activity”, then Ara Poutama requests that the enabled activities policies and land use activity rules applying to supported and transitional accommodation activities in the Mixed Use, City Centre and Waterfront zones are amended. The zone frameworks would not otherwise enable supported residential care activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default “all other activities” rules (MUZ-R13, CCZ-R16 and WFZ-R11).</p> <p>Supported and transitional accommodation activities, such as those provided for by Ara Poutama, are an important component of the rehabilitation and reintegration process for people under Ara Poutama’s supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety. The subject zones include suitable locations for supported and transitional accommodation activities; as they are close to civic amenities and services. This is apparent in that the zones provide for residential activities as permitted, including aligned activities such as visitor accommodation. Supported and transitional accommodation activities are a compatible and appropriate activity in the Mixed Use, City Centre and Waterfront zones. They are consistent with the character and amenity of such zones, and the effects of such can be managed through the imposition of a restriction on the maximum number of residents (10), as is the case in the residential zones.</p>	<p>Amend the land use activity rule framework for the Mixed Use Zone to include a new permitted activity rule applying to “supported residential care activities” as follows, if the definition of “supported residential care activity” is retained:</p> <p><u>MUZ-RX Supported residential care activities</u></p> <p><u>1. Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>a. The activity is located above ground floor level; and</u>  <u>b. The maximum occupancy does not exceed 10 residents.</u></p> <p><u>2. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. Compliance with the requirements of MUZ-RX.1.a cannot be achieved.</u></p> <p><u>Matters of discretion are: 1. The matters in MUZ-P1, MUZ-P2 and MUZ-P5;</u>  <u>2. The extent to which the activity is the most appropriate to meet Wellington’s future growth needs;</u>  <u>3. The compatibility with existing activities nearby and other activities provided for in the Mixed Use Zone;</u>  <u>4. The effect on the visual quality of the streetscape and the extent to which the development contributes to or detracts from the pedestrian environment; and</u>  <u>5. The extent to which the activity enables or limits adaptability for future non-residential activity at ground floor level.</u></p> <p><u>Notification status: An application for resource consent made in respect of rule MUZ-RX.2.a is precluded from being publicly notified.</u></p> <p><u>3. Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. Compliance with the requirements of MUZ - RX.1 . b cannot be achieved.</u></p> <p><u>Matters of discretion are:</u></p> <p><u>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</u></p> <p><u>Notification status: An application for resource consent made in respect of rule MUZ - RX. 3.a is precluded from being publicly notified .</u></p>

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Commercial and mixed use Zones / Mixed Use Zone / New MUZ	Fire and Emergency New Zealand	273.279	Amend	Seeks a new policy which focuses on Quality Design Outcomes within this Zone specifically, as per the other Commercial Zones within the PDP. In accordance with the relief sought for these policies in other commercial zones, a quality design outcome should include accessibility for emergency service vehicles.	Add new MUZ policy;  <u>MUZ-PX: Quality Design Outcomes</u> <u>Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of Mixed Use Zone by ensuring that it, where relevant:</u> --- x. it is accessible for emergency service vehicles.
Commercial and mixed use Zones / Mixed Use Zone / New MUZ	Retirement Villages Association of New Zealand Incorporated	350.260	Amend	Considers policy support for retirement villages in the Local Centre Zone is required.	Add the following new policies in the Mixed Use 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>
Commercial and mixed use Zones / Mixed Use Zone / New MUZ	Retirement Villages Association of New Zealand Incorporated	350.261	Amend	As currently drafted retirement villages would be a permitted or discretionary activity under the 'residential activities' rule of the Mixed Use Zone (MUZ-R10). 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 MUZ-R16). 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 Mixed Use Zone chapter rule as follows: <u>MUZ-RX Retirement villages</u> <u>1. Activity status: Permitted</u>
Commercial and mixed use Zones / Mixed Use Zone / New MUZ	Kāinga Ora Homes and Communities	391.613	Amend	Considers that a new rule should be added permitting industrial activities except heavy industrial activities which should require resource consent as a Non-Complying Activity to give effect to MUZ-P2 & MUZ-P4. Considers that as currently notified, industrial activities would always trip to Discretionary under MUZ-R13 which is inconsistent with MUZ-P2. A consequential amendment to the rule numbering will be required to accommodate this new rule.	Seeks the addition of a new "industrial activities" rule in the Mixed Use Zone as follows:  <u>Industrial Activities</u> <u>1. Activity status: Permitted</u> <u>where:</u> <u>a. The activity is not a heavy industrial activity.</u>  <u>2. Activity Status: Non-complying</u> <u>where:</u> <u>a. Compliance with the requirements of MUZ- RX.1 cannot be achieved.</u>  <u>Notification status: An application for resource consent made in respect of rule MUZ-RX.2.a must be publicly notified.</u>

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Commercial and mixed use Zones / Mixed Use Zone / New MUZ	KiwiRail Holdings Limited	408.127	Amend	<p>Considers that building setbacks are essential to address significant safety hazards associated with the operational rail corridor.</p> <p>Parts of the KiwiRail network adjoin commercial and mixed use zones that do not currently include provision for boundary setbacks for buildings and structures.</p> <p>KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures, and that the rail corridor be recognised as a qualifying matter in relevant non-residential zones in accordance with section 77(1)(o) of the RMA.</p> <p>Consistent with the amendment requested for the assessment criteria in the residential zones, KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor.</p>	<p>Add new standard as follows:</p> <p><u>MUZ-SX:</u> <u>Boundary setbacks</u> <u>Buildings or structures must not be located within a 5m setback from a rail corridor boundary.</u></p> <p>AND seeks that as applicable, the following matter of discretion be inserted:</p> <p><u>Matters of discretion:</u> <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O1	Restaurant Brands Limited	349.125	Support	Support	Retain MUZ-O1 (Purpose) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O1	Z Energy Limited	361.48	Support	Supports the Objectives MUZ-O1 to MUZ-O5 as they provide a balanced approach to compatibility of activities with other zones, contributing to a well-functioning urban environment, the management of effects and accommodating and supporting for growth.	Retain MUZ-O1 (Purpose) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O1	Kāinga Ora Homes and Communities	391.614	Support	Generally supports MUZ-O1.	Retain MUZ-O1 (Purpose) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O1	Willis Bond and Company Limited	416.97	Support	Generally supports the intent of the Mixed Use Zone.	Retain MUZ-O1 (Purpose) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O2	Fire and Emergency New Zealand	273.280	Support	Supports the policy as the objective seeks to ensure that residential and commercial growth needs are met through land specifically zoned for this purpose with the provision of adequate infrastructure for housing and business use	Retain MUZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O2	Restaurant Brands Limited	349.126	Support	Support	Retain MUZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O2	Z Energy Limited	361.49	Support	Supports the Objectives MUZ-O1 to MUZ-O5 as they provide a balanced approach to compatibility of activities with other zones, contributing to a well-functioning urban environment, the management of effects and accommodating and supporting for growth.	Retain MUZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O2	Kāinga Ora Homes and Communities	391.615	Support	Generally supports MUZ-O2.	Retain MUZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O2	Ministry of Education	400.134	Support in part	Supports MUZ-O2 in part.	Retain MUZ-O2 (Accommodating Growth) with amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O2	Ministry of Education	400.135	Amend	Seeks MUZ-O2 be amended to explicitly recognise and provide for educational facilities in the MUZ as such facilities are interrelated with accommodating growth in this zone.	<p>Amend MUZ-O2 (Accommodating growth) as follows:</p> <p>Accommodating growth</p> <p>The Mixed Use Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity <u>and additional infrastructure</u> to meet business, and to a lesser extent residential growth needs.</p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O2	Willis Bond and Company Limited	416.98	Support	Generally supports the intent of the Mixed Use Zone.	Retain MUZ-O2 (Accommodating growth) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-O3	Restaurant Brands Limited	349.127	Support	Support	Retain MUZ-O3 (Compatibility with other employment areas and the hierarchy of centres) as notified.

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Commercial and mixed use Zones / Mixed Use Zone / MUZ-03	Z Energy Limited	361.50	Support	Supports the Objectives MUZ-01 to MUZ-05 as they provide a balanced approach to compatibility of activities with other zones, contributing to a well-functioning urban environment, the management of effects and accommodating and supporting for growth.	Retain MUZ-03 (Compatibility with other employment areas and the hierarchy of centres) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-03	Kāinga Ora Homes and Communities	391.616	Support	Generally supports MUZ-03.	Retain MUZ-03 (Compatibility with other employment areas and the hierarchy of centres) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-03	Willis Bond and Company Limited	416.99	Support	Generally supports the intent of the Mixed Use Zone.	Retain MUZ-03 (Compatibility with other employment areas and the hierarchy of centres) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Restaurant Brands Limited	349.128	Support	Support	Retain MUZ-04 (Amenity and design) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Retirement Villages Association of New Zealand Incorporated	350.262	Oppose in part	Considers that the current drafting of MUZ-04 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 MUZ-04 (Amenity and design) and seeks amendment as follows: Development in the Mixed Use Zone <del>positively</del> contributes to creating a well-functioning urban environment and a diverse local context
Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Retirement Villages Association of New Zealand Incorporated	350.263	Support in part	Considers that the current drafting of MUZ-04 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'.	Retain MUZ-04 (Amenity and design) and seeks amendment as follows: Development in the Mixed Use Zone <del>positively</del> contributes to creating a well-functioning urban environment and a diverse local context
Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Z Energy Limited	361.51	Support	Supports the Objectives MUZ-01 to MUZ-05 as they provide a balanced approach to compatibility of activities with other zones, contributing to a well-functioning urban environment, the management of effects and accommodating and supporting for growth.	Retain MUZ-04 (Amenity and design) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Kāinga Ora Homes and Communities	391.617	Support	Generally supports MUZ-04.	Retain MUZ-04 (Amenity and design) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-04	Willis Bond and Company Limited	416.100	Support	Generally supports the intent of the Mixed Use Zone.	Retain MUZ-04 (Amenity and Design) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-05	Restaurant Brands Limited	349.129	Support	Support	Retain MUZ-05 (Managing adverse effects) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-05	Z Energy Limited	361.52	Support	Supports the Objectives MUZ-01 to MUZ-05 as they provide a balanced approach to compatibility of activities with other zones, contributing to a well-functioning urban environment, the management of effects and accommodating and supporting for growth.	Retain MUZ-05 (Managing adverse effects) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-05	Kāinga Ora Homes and Communities	391.618	Support	Generally supports MUZ-05.	Retain MUZ-05 (Managing adverse effects) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-05	Willis Bond and Company Limited	416.101	Support	Generally supports the intent of the Mixed Use Zone.	Retain MUZ-05 (Managing adverse effects) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Restaurant Brands Limited	349.130	Support	Support	Retain MUZ-P1 (Accommodating growth) as notified.

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Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Retirement Villages Association of New Zealand Incorporated	350.265	Support	Supports MUZ-P1 and its accommodation for growth and choice of building types, sizes, affordability, density, and efficient use of available development sites.	Retain MUZ-P1 (Accommodating growth) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Z Energy Limited	361.53	Support	Supports the Policy as drafted.	Retain MUZ-P1 (Accommodating growth) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Kāinga Ora Homes and Communities	391.619	Support in part	Supports MUZ-P1 in part but seeks amendments to recognise that the purpose of the Mixed Use zone is to allow for compatible activities to co-locate. Amendments are also sought to recognise that affordability and distribution cannot be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Mixed Use Zone. Amendment is also sought to add reference to public transport and remove the word 'convenient' which is subjective and inappropriate.	Retain MUZ-P1 (Accommodating growth) and seeks amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Kāinga Ora Homes and Communities	391.620	Amend	Supports MUZ-P1 in part but seeks amendments to recognise that the purpose of the Mixed Use zone is to allow for compatible activities to co-locate. Amendments are also sought to recognise that affordability and distribution cannot be managed through the District Plan. The focus should be on providing for the level of the activity and building form that is appropriate for a Mixed Use Zone. Amendment is also sought to add reference to public transport and remove the word 'convenient' which is subjective and inappropriate.	Amend MUZ-P1 (Accommodating growth) as follows: Provide for the use and development of the Mixed Use Zone to meet the City's needs for business activities and <del>to a lesser extent housing residential activities co-located</del> , including: 1. A <del>choice variety</del> of building type, size, <del>affordability and distribution</del> , including forms of medium <del>and high</del> density housing; 2. Efficient, well integrated and strategic use of available development sites; and 3. <del>Convenient</del> Access to state highways and key transport routes and public transport.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P1	Willis Bond and Company Limited	416.102	Support	Supports the need to provide for a choice of building, type, size, affordability and distribution, including forms of medium density housing.	Retain MUZ-P1 (Accommodating growth) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Ara Poutama Aotearoa the Department of Corrections	240.44	Support in part	Considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification.  The permitted activity status (enabled by the associated policies) is appropriate in the context of the current and potential future establishment and operation of a community corrections facility or facilities within these areas in Wellington City.	Supports MUZ-P2 (Enabled activities), with amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Ara Poutama Aotearoa the Department of Corrections	240.45	Amend	Considers that there is a minor drafting error within the Mixed Use Zone Policy MUZ-P2.7 and Rule MUZ-R6, whereby "community corrections facilities" are referenced; this needs to be amended to reflect correct terminology in the PDP definition (i.e. "community corrections activities").	Amend MUZ-P2 (Enabled activities) as follows:  7. Community corrections <del>facilities</del> <u>activities</u> ;
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Ara Poutama Aotearoa the Department of Corrections	240.46	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 MUZ-P2.10 (Enabled activities) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Ara Poutama Aotearoa the Department of Corrections	240.47	Amend	<p>Considers that should Council see it as being absolutely necessary to implement the separate definition of “supported residential care activity”, then Ara Poutama requests that the enabled activities policies and land use activity rules applying to supported and transitional accommodation activities in the Mixed Use, City Centre and Waterfront zones are amended. The zone frameworks would not otherwise enable supported residential care activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default “all other activities” rules (MUZ-R13, CCZ-R16 and WFZ-R11).</p> <p>Supported and transitional accommodation activities, such as those provided for by Ara Poutama, are an important component of the rehabilitation and reintegration process for people under Ara Poutama’s supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety. The subject zones include suitable locations for supported and transitional accommodation activities; as they are close to civic amenities and services. This is apparent in that the zones provide for residential activities as permitted, including aligned activities such as visitor accommodation. Supported and transitional accommodation activities are a compatible and appropriate activity in the Mixed Use, City Centre and Waterfront zones. They are consistent with the character and amenity of such zones, and the effects of such can be managed through the imposition of a restriction on the maximum number of residents (10), as is the case in the residential zones.</p>	<p>Amend MUZ-P2 (Enabled activities) as follows, if the definition of “supported residential care activity” is retained:</p> <p>MUZ-P2 Enabled Activities</p> <p>Enable a wide range of compatible activities in the Mixed Use Zone where they are of an appropriate nature, scale and intensity for the zone and the hierarchy of centres, including:</p> <p>10. Residential activities <u>and supported residential care activities</u> above ground floor level; ...</p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Fire and Emergency New Zealand	273.281	Support	Supports the policy as it makes provision for the provision of emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate stations anywhere within the urban and rural environment.	Retain MUZ-P2 (Enabled activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Restaurant Brands Limited	349.131	Support	Support	Retain MUZ-P2 (Enabled activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Z Energy Limited	361.54	Support	Supports the Policy as drafted.	Retain MUZ-P2 (Enabled activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Kāinga Ora Homes and Communities	391.621	Support in part	Generally supports MUZ-P2 but seeks a technical amendment to correct ‘community correction facility’ which has no definition. An amendment is sought to provide for residential activities which are also located to the rear of buildings i.e., not on a road frontage. The use of active frontages in the Mixed Use Zone could be considered as a means to allow residential activities to be located to the rear of buildings.	Retain MUZ-P2 (Enabled activities) and seeks amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Kāinga Ora Homes and Communities	391.622	Amend	Generally supports MUZ-P2 but seeks a technical amendment to correct ‘community correction facility’ which has no definition. An amendment is sought to provide for residential activities which are also located to the rear of buildings i.e., not on a road frontage. The use of active frontages in the Mixed Use Zone could be considered as a means to allow residential activities to be located to the rear of buildings.	<p>Amend MUZ-P2 (Enabled activities) as follows:</p> <p>Enable a wide range of compatible activities in the Mixed Use Zone where they are of an appropriate nature, scale and intensity for the zone and the hierarchy of centres, including:</p> <p>...</p> <p>7. Community correction <del>facilities</del> <u>activity</u>;</p> <p>...</p> <p>10. Residential activities above ground floor level <u>or not located on a road frontage</u>;</p> <p>...</p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Ministry of Education	400.136	Support	Support MUZ-P2 as it is important to recognise and provide for educational facilities which will service the surrounding residential catchments and other community/commercial activities.	Retain MUZ-P2 (Enabled activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P2	Willis Bond and Company Limited	416.103	Support	Supports allowing a wide range of activities.	Retain MUZ-P1 (Enabled activities) as notified.

## Commercial and mixed use Zones / Mixed Use Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	McDonald's	274.39	Support in part	Whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Retain MUZ-P3 (Managing larger-scale retail activities), subject to amendments as outlined other submission points.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	McDonald's	274.40	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 MUZ-P3 (Managing larger-scale retail activities) as follows: <u>Recognise the functional and operational requirements of activities and development.</u>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Restaurant Brands Limited	349.132	Support	Support	Retain MUZ-P3 (Managing larger-scale retail activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Woolworths New Zealand	359.70	Amend	Considers that supermarkets that infringe MUZ-R12 should be able to be accommodated in the zone in MUZ-P3 if there is a functional and operational need and effects on the Centre are managed and this should be reflected in the zone policies. The proposed amendment offers a more appropriate wording relative to the restricted discretionary activity status for 'large' supermarkets within the Mixed-Use zone.	Amend MUZ-P3 (Managing larger-scale retail activities) as follows: <del>Only</del> Allow the establishment of integrated retail activities and large supermarkets in the Mixed Use Zone if it can be demonstrated that they will:  <ol style="list-style-type: none"> <li>1. Not result in significant adverse impacts on the viability, vitality, role and function of the City Centre or any Metropolitan, Local or Neighbourhood Centres;</li> <li>2. Not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network and the hierarchy of roads from trip patterns, travel demand or vehicle use; <del>and</del></li> <li>3. Be compatible with adjoining land uses;</li> <li>4. <u>Have an operational or functional need to locate in the zone.</u></li> </ol>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Z Energy Limited	361.55	Support	Supports the Policy as drafted.	Retain MUZ-P3 (Managing larger-scale retail activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Kāinga Ora Homes and Communities	391.623	Support	Supports MUZ-P3.	Retain MUZ-P3 (Managing larger-scale retail activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Foodstuffs North Island	476.36	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 MUZ-P3 (Managing larger-scale retail activities) with amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P3	Foodstuffs North Island	476.37	Amend	Considers that whilst functional and operational needs are referred to within some assessment criteria, there is no correlation to any policies.	Amend MUZ-P3 (Managing larger-scale retail activities) to include the following: <u>Recognise the functional and operational requirements of activities and development.</u>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P4	Restaurant Brands Limited	349.133	Support	Support	Retain MUZ-P4 (Heavy industrial activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P4	Z Energy Limited	361.56	Support	Supports the Policy as drafted.	Retain MUZ-P4 (Avoiding heavy industrial activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P4	Kāinga Ora Homes and Communities	391.624	Support	Supports MUZ-P4.	Retain MUZ-P4 (Avoiding heavy industrial activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P5	Restaurant Brands Limited	349.134	Support	Support	Retain MUZ-P5 (Residential activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P5	Retirement Villages Association of New Zealand Incorporated	350.266	Oppose in part	Opposes restrictions on retirement villages being established at ground floor level.	Seeks to delete clause (1) of MUZ-P5 (Residential activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P5	Z Energy Limited	361.57	Support	Supports the Policy as drafted.	Retain MUZ-P5 (Residential activities) as notified.

## Commercial and mixed use Zones / Mixed Use Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P5	Kāinga Ora Homes and Communities	391.625	Support in part	Supports MUZ-P5 but seeks amendments to enable ground floor residential at the rear of properties. An amendment is also sought to remove reference to 'reverse sensitivity'. As the purpose of the Mixed Use Zone is to enable compatible activities (including residential) to co-locate those living and working in the zone would anticipate a particular level of amenity which can be managed through other policies, rules and standards.	Retain MUZ-P5 (Residential activities) and seeks amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P5	Kāinga Ora Homes and Communities	391.626	Amend	Supports MUZ-P5 but seeks amendments to enable ground floor residential at the rear of properties. An amendment is also sought to remove reference to 'reverse sensitivity'. As the purpose of the Mixed Use Zone is to enable compatible activities (including residential) to co-locate those living and working in the zone would anticipate a particular level of amenity which can be managed through other policies, rules and standards.	Amend MUZ-P5 (Residential activities) as follows: Ensure the ongoing functional use of the Mixed Use Zone for a range of business uses by: 1. Restricting residential activities being established at the ground floor level of buildings <u>except where they are not located on a road frontage</u> ; and 2. Ensuring residential activities are designed and constructed to provide good on-site amenity <del>and to avoid reverse sensitivity effects on non-residential activities within the zone.</del>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P6	Restaurant Brands Limited	349.135	Support	Support	Retain MUZ-P6 (Design of new development) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P6	Z Energy Limited	361.58	Support	Supports the Policy as drafted. In particular, Policy MUZ-P6 (Design of new development) which encourages a high standard of built form and amenity, while enabling innovation and choice in the design of new built development to reflect the diverse neighbourhood context of the MUZ. This is appropriate as it recognises that some activities may have an operational need for site design, such as service stations.	Retain MUZ-P6 (Design of new development) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P6	Kāinga Ora Homes and Communities	391.627	Support	Supports MUZ-P6.	Retain MUZ-P6 (Design of new development) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P7	Restaurant Brands Limited	349.136	Support	Support	Retain MUZ-P7 (Zone interfaces) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P7	Z Energy Limited	361.59	Support	Supports the Policy as drafted.	Retain MUZ-P7 (Zone interfaces) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-P7	Kāinga Ora Homes and Communities	391.628	Support	Supports MUZ-P7.	Retain MUZ-P7 (Zone interfaces) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R1	McDonald's	274.41	Support	Supports that commercial activities (McDonald's restaurants) are permitted activities in the COMZ, MUZ and GIZ	Retain COMZ-R1.1 (Commercial activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R1	Restaurant Brands Limited	349.137	Support	Support	Retain MUZ-R1 (Commercial activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R1	Z Energy Limited	361.60	Support in part	MUZ-R1 is supported as it provides for commercial activities, excluding integrated retail activities and supermarkets as a permitted activity.	Retain MUZ-R1 (Commercial activities) with amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R1	Z Energy Limited	361.61	Amend	Considers that MUZ-R1 should be clarified to state whether a yard-based retail activity would sit within this rule framework, as yard-based retail activities do not have a specific rule in the MUZ.	Seeks to clarify MUZ-R1 (Commercial activities) and whether yard-based retail activities (i.e. service stations) would be a commercial activity in the MUZ under Rule MUZ-R1 given that there is no other rule for a more specific activity (such as a service station or yard-based retail activity), or whether they are caught as "All other Activities" under Rule MUZ-R13.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R3	Ministry of Education	400.137	Support	Supports MUZ-R3 as it provides for educational facilities as a permitted activity.	Retain MUZ-R3 (Educational facilities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R5	Fire and Emergency New Zealand	273.282	Support	Supports rule as it permits the establishment of emergency service facilities in the MUZ	Retain MUZ-R5 (Residential activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R6	Ara Poutama Aotearoa Department of Corrections	240.48	Support in part	Considers that there is a minor drafting error within the Mixed Use Zone Policy MUZ-P2.7 and Rule MUZ-R6, whereby "community corrections facilities" are referenced; this needs to be amended to reflect correct terminology in the PDP definition (i.e. "community corrections activities").	Supports MUZ-R6 (Community corrections facilities), with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R6	Ara Poutama Aotearoa the Department of Corrections	240.49	Amend	Considers that there is a minor drafting error within the Mixed Use Zone Policy MUZ-P2.7 and Rule MUZ-R6, whereby “community corrections facilities” are referenced; this needs to be amended to reflect correct terminology in the PDP definition (i.e. “community corrections activities”).	Amend MUZ-R6 (Community corrections facilities) as follows:  Community corrections <del>facilities</del> <u>activities</u>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R10	Ara Poutama Aotearoa the Department of Corrections	240.50	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 MUZ-R10 (Residential Activities) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R10	Kāinga Ora Homes and Communities	391.629	Support in part	Generally supports residential activities being permitted in MUZ-R10 and supports activities being precluded from public notification but seeks amendments to: a. enable residential activities at ground floor where they are to the rear of a non-residential building.	Retain MUZ-R10 (Residential activities) and seeks amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R10	Kāinga Ora Homes and Communities	391.630	Amend	Generally supports residential activities being permitted in MUZ-R10 and supports activities being precluded from public notification but seeks amendments to: a. enable residential activities at ground floor where they are to the rear of a non-residential building.	Amend MUZ-R10 (Residential activities) as follows: 1. Activity status: Permitted where: a. The activity is located above ground floor level <u>or located in a building that does not have a road frontage.</u>  2. Activity status: Restricted Discretionary where: a. Compliance with the requirements of MUZ-R10.1 cannot be achieved.  Matters of discretion are: ... 4. The effect on <u>the visual quality character</u> of the streetscape and the extent to which the development contributes to or detracts from the pedestrian environment; and ...
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R12	Woolworths New Zealand	359.71	Support in part	The provisions of the Mixed-Use Zone enable the establishment of a supermarket up to 1500m2 GFA under standard MUZ-R12 are supported (noting that the building proper would require consent for being greater than 500m2). To infringe this standard requires restricted discretionary activity consent with consideration required to be had to matters listed in MUZ-P3. This activity status to infringe the GFA standard is supported. However, the inclusion of a note underneath standard MUZ-R12 in the Mixed-Use Zone is opposed by Woolworths as it specifies that Council will not apply a permitted baseline assessment when considering the effects of supermarkets that cannot comply with the GFA standard. Woolworths considers that this is an unnecessary inclusion relative to the restricted discretionary activity status which otherwise conveys that larger supermarkets could be generally considered appropriate in the zone (noting the aforementioned issue that large supermarkets are not expressly provided for in any of the Centre Zones).	Retain MUZ-R12 (Supermarkets) with amendments.

# Commercial and mixed use Zones / Mixed Use Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R12	Woolworths New Zealand	359.72	Amend	Considers that the purpose of the Mixed-Use Zone is to accommodate a variety of activities, and this is reflected in the zone objectives and policies. The exclusion of the permitted baseline is unnecessary relative to the restricted discretionary activity status which otherwise conveys that larger supermarkets could be generally considered appropriate in the zone.	Amend MUZ-R12.2 (Supermarkets) as follows:  2. Activity status: Restricted Discretionary  Where: a. Compliance with the requirements of MUZ-R12.1 cannot be achieved.  Matters of discretion are: 1. The matters in MUZ-P3.  <del>The Council will not apply a permitted baseline assessment when considering the effects of supermarkets that cannot comply with MUZ R12.1.</del>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R13	Z Energy Limited	361.62	Support in part	MUZ-R13 is supported on the principle of the 'catch-all' other activity rule. However, clarification is needed on yard-based retail activity.	Retain MUZ-R13 (All other activities) with amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R13	Z Energy Limited	361.63	Amend	Clarification of MUZ-R13 is sought on whether a yard-based retail activity (i.e. service station) would sit within this rule framework.	Seeks to clarify MUZ-R13 (All other activities) and whether yard-based retail activities would be subject to this rule or rule MUZ-R1 (Commercial activities).
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R14	Fire and Emergency New Zealand	273.283	Support	Supports the rule as the demolition or removal of buildings and structures within the MUZ are a permitted activity.	Retain MUZ-R14 (Maintenance and repair of buildings and structures) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R14	Restaurant Brands Limited	349.138	Support	Support	Retain MUZ-R14 (Maintenance and repair of buildings and structures) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R15	Fire and Emergency New Zealand	273.284	Support	Supports the rule as the demolition or removal of buildings and structures within the MUZ are a permitted activity.	Retain MUZ-R15 (Demolition or removal of buildings and structures) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R15	Restaurant Brands Limited	349.139	Support	Support	Retain MUZ-R15 (Demolition or removal of buildings and structures) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R15	Greater Wellington Regional Council	351.274	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 MUZ-R15 (Demolition or removal of buildings and structures) with amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R15	Greater Wellington Regional Council	351.275	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 MUZ-R15 (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.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Fire and Emergency New Zealand	273.285	Support	Supports the rule as the construction or, or additions and alterations to, buildings and structures within the MUZ are a permitted activity	Retain MUZ-R16 (Construction of or additions and alterations to buildings and structures) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Restaurant Brands Limited	349.140	Oppose	Oppose  Opposed to the cross reference to the Centres and Mixed-Use Design Guide within the matters of discretion. The cross reference to the policies of the MUZ is sufficient to ensure that development achieves a "good quality, well-functioning environment" as required by MUZ-O3.	Amend MUZ-16 (Construction of, or additions and alterations to, buildings and structures) as follows:  Matters of discretion are:  ...  4. The extent of compliance with MUZ-S8, MUZ-S9 and MUZ-S10 for any part of the building used for residential activities; <del>and</del> <del>5. The Centres and Mixed-Use Design Guide; and</del> <del>6.5. The Residential Design Guides for any part of a building used for residential activities.</del>

Sub-part / Chapter /Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Retirement Villages Association of New Zealand Incorporated	350.267	Amend	<p>Supports the construction of, or additions and alterations to, buildings and structures being a permitted or restricted discretionary activity under MUZ-R16. Does not oppose the inclusion of the matters of discretion in Clauses 2, 3 and 4 relating to the extent and effect on non-compliance with the requirements of MUZ-S1-S11. Considers that the matters of discretion in Clause 1, are not appropriate. The listed policies are broad and not specific to the effects of retirement villages that require management. considers that due to an absence of any reference to retirement villages in the Centres and Mixed Use and Residential Design Guides, their inclusion as matters of discretion in Clauses 5 and 6 are not of relevance / applicable to retirement villages and should be deleted. Considers that a set of retirement village specific matters of discretion should be included that are based on the MDRS provisions; consider / acknowledge the positive effects offered by retirement villages; the functional and operational needs of retirement villages; and the need to provide for efficient use of larger sites. Considers that for resource consent applications for the construction of or additions / alterations to retirement villages under MUZ-R16 should be precluded from being publicly notified; and that for a resource consent application for the construction of or additions / alterations to retirement villages under MUZ-R16 that complies with MUZ-S1, MUZ-S2, MUZ-S3 and LCZ-S5 should be precluded from being limited notified.</p>	<p>Retain MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment as follows:                  2. Activity status: Restricted Discretionary                  Where:                  a. Compliance with any of the requirements of MUZ-R16.1 cannot be achieved.                  Matters of discretion are:                  1. The matters in MUZ-P2, MUZ-P5, MUZ-P6 and MUZ-P7 (<u>this clause is not applicable to retirement villages</u>);                  2. The extent and effect of non-compliance with MUZ-S1, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S7 and MUZ-S11 as specified in the associated assessment criteria for the infringed standards;                  3. The extent of compliance with MUZ-S2;                  4. The extent of compliance with MUZ-S8, MUZ-S9 and MUZ-S10 for any part of the building used for residential activities;                  5. The Centres and Mixed-Use Design Guide (<u>this clause is not applicable to retirement villages</u>);                  6. The Residential Design Guide (<u>this clause is not applicable to retirement villages</u>);                  7. <u>For retirement villages:</u>                  i. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u>                  ii. <u>The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</u>                  iii. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u>                  iv. <u>When assessing the matters in 2(a)(2), and 2(a)(4)(i) – (iii), consider:</u>                  a. <u>The need to provide for efficient use of larger sites; and</u>                  b. <u>The functional and operational needs of the retirement village.</u>                  v. <u>The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p>Notification status:</p> <p>An application for resource consent made in respect of rule MUZ-R16.2.a that results from non-compliance with MUZ-S4 or MUZ-S6 is precluded from being publicly or limited notified.</p> <p>An application for resource consent made in respect of rule MUZ-R16.2.a that results from non-compliance with MUZ-S1 but that complies with both MUZ-S2 and MUZ-S3 is precluded from being publicly or limited notified.</p> <p><u>An application for resource consent for a retirement village made in respect of rule MUZ-R16.2.a is precluded from being publicly notified.</u></p> <p><u>An application for resource consent for a retirement village made in respect of rule MUZ-R16.2.b where compliance is achieved with MUZ-S1, MUZ-S2, MUZ-S3 and NCZ-S5 is precluded from being limited notified.</u></p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Woolworths New Zealand	359.73	Amend	Considers that MUZ-R16.2 should be amended to establish matters of discretion specific to supermarket buildings that infringe MUZ-R16.1 standards. There are also concerns around the inclusion of the Centres and Mixed Use Design Guide within these matters of discretion on account of the unnecessary scope this introduces in a restricted discretionary consenting framework. As such, it is specifically sought that that this is excluded from the matters of discretion for new supermarket buildings. The proposed amendment directly correlates to the amendments proposed under standard MUZ-S6.	Amend MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) as follows:  2. Activity status: Restricted Discretionary  Where: a. Compliance with the requirements of MUZ-R16.1 cannot be achieved.  Matters of discretion are: 1. The matters in MUZ-P2, MUZ-P5, MUZ-P6 and MUZ-P7 <u>excluding for supermarkets exceeding MUZ-S6;</u> <del>2.</del> <u>For supermarkets exceeding MUZ-S6 the matters in MUZ-PU2, MUZ-P3, MUZ-P6, and MUZ-P7;</u> <del>3.</del> <u>The extent and effect of non-compliance with MUZ-S1, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S7 and MUZ-S11 as specified in the associated assessment criteria for the infringed standards;</u> <del>4.</del> <u>The extent of compliance with MUZ-S2;</u> <del>5.</del> <u>The extent of compliance with MUZ-S8, MUZ-S9 and MUZ-S10 for any part of the building used for residential activities;</u> <del>6.</del> <u>The Centres and Mixed-Use Design Guide (excluding supermarkets); and</u> <del>7.</del> <u>The Residential Design Guides for any part of a building used for residential activities.</u>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Kāinga Ora Homes and Communities	391.631	Support in part	Supports MUZ-R16 in part, particularly the preclusion public and limited notification. Seek amendments to this rule to remove direct reference to the design guide as design guides should be removed from the Plan and treated as a non-statutory tool outside of the District Plan. Amendments have been sought to articulate the urban design outcomes that are sought and to recognise changing amenity in accordance with the NPSUD. If this is not accepted, seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to.	Retain MUZ-R16 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Kāinga Ora Homes and Communities	391.632	Amend	Supports MUZ-R16 in part, particularly the preclusion public and limited notification. Seek amendments to this rule to remove direct reference to the design guide as design guides should be removed from the Plan and treated as a non-statutory tool outside of the District Plan. Amendments have been sought to articulate the urban design outcomes that are sought and to recognise changing amenity in accordance with the NPSUD. If this is not accepted, seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to.	Amend MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) as follows:  2. Activity status: Restricted Discretionary  where: a. Compliance with any of the requirements of MUZ-R16.1 cannot be achieved.  Matters of discretion are : ... <del>5.</del> <u>The Centres and Mixed Use Design Guide; and</u> <del>6.</del> <u>The Residential Design Guides for any part of a building used for residential activities. The extent to which the following centres and residential urban design outcomes are achieved where relevant:</u> <u>a. Provides an effective public private interface;</u> <u>b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> <u>c. Provides high quality buildings.</u> <u>d. Respond to the natural environment.</u>  <u>Note: Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u> ...

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Investore Property Limited	405.80	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 MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) and seeks amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Investore Property Limited	405.81	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 MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R16	Miriam Moore	433.17	Support in part	Considers that the 12 to 15m height limit should apply to Rule 16.1 if the development is for residential use.	Clarify with MUZ-R16 (Construction of, or additions and alterations to, buildings and structures) that all new residential development is subject to the heights specified in MUZ-S2.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Fire and Emergency New Zealand	273.286	Support in part	Supports this rule insofar as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure, including for the purposes of firefighting.	Supports MUZ-R17 (Conversion of buildings or parts of buildings for residential activities), with amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Fire and Emergency New Zealand	273.287	Amend	Supports this rule insofar as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure, including for the purposes of firefighting.	Amend MUZ-R17 (Conversion of buildings or parts of buildings for residential activities) as follows:  Matters of discretion are:  ...  <del>3. The Residential Design Guide; and</del> <del>4. The extent to which the conversion enables the ground floor level to be used or adapted for future non-residential activities; and</del> <del>5. The availability and connection to existing or planned three waters infrastructure, including for firefighting purposes.</del>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Kāinga Ora Homes and Communities	391.633	Support in part	Supports this rule in part, and particularly supports the preclusion of public and limited notification. Considers amendments are required to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought.	Retain MUZ-R17 (Conversion of buildings or parts of buildings for residential activities) and seeks amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Kāinga Ora Homes and Communities	391.634	Amend	Considers amendments are required to remove direct reference to the design guide and to instead articulate the urban design outcomes that are sought.	Retain MUZ-R17 (Conversion of buildings or parts of buildings for residential activities) and seeks amendment as follows: 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MUZ-P2 and MUZ-P5; <del>2. The extent of compliance with standards MUZ-S8, and MUZ-S9 and MUZ-S10;</del> <del>3. The Residential Design Guide extent to which the following residential urban design outcomes are achieved:</del> <del>a. Provides an effective public private interface;</del> <del>b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</del> <del>c. Provides high quality buildings;</del> <del>d. Responds to the natural environment; and</del> 4. The extent to which the conversion enables the ground floor level to be used or adapted for future non-residential activities.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Investore Property Limited	405.82	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 MUZ-R17.1 (Conversion of buildings or parts of buildings for residential activities) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Investore Property Limited	405.83	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 MUZ-R17.1 (Conversion of buildings or parts of buildings for residential activities) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R17	Miriam Moore	433.18	Support in part	Considers that the 12 to 15m height limit should apply to Rule 17 if the development is for residential use.	Clarify with MUZ-R17 (Conversion of buildings or parts of buildings for residential activities) that all new residential development is subject to the heights specified in MUZ-S2.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R18	Fire and Emergency New Zealand	273.288	Support in part	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Supports MUZ-R18 (Outdoor storage areas), with amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-R18	Fire and Emergency New Zealand	273.289	Amend	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Amend MUZ-R18 (Outdoor storage areas) as follows:  Activity status: Permitted  Where:  a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. <b>b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</b>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Tawa Residential Ventures Ltd	71.2	Amend	Amend the height control at 4 William Earp Place in Tawa to 21m instead of 12m. This is to allow for multi-storey apartment development.	Amend the height control at MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) for 4 William Earp Place from 12m to 21m.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Tawa Business Group	107.19	Amend	Considers that the Tawa Junction site (10 Surrey Street) is unique to other MUZ areas in Wellington as it adjoins a HRZ which has a permitted building height of 21m.  The Tawa Junction is also well separated from nearby residential properties and is within a walkable 'rapid transport' catchment.	Amend MUZ-S1 (Maximum height purposes of MUZ-R16.1) to increase the maximum permitted height within the Mixed Use Zone in relation to the Tawa Junction site to 22m (creating a new 'Height control area 5').

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Wakefield Property Holdings Ltd	108.1	Amend	<p>Considers that the Tawa Junction site (10 Surrey Street) is unique to other MUZ areas in Wellington as it adjoins a HRZ which has a permitted building height of 21m.</p> <p>The Tawa Junction immediate area is within a walkable 'rapid transport' catchment and is also well separated from surrounding residential properties.</p> <p>Considers that given the separation distance from residential properties, a building of 22m in height will not result in any adverse streetscape, visual amenity, dominance, privacy or shading effects, and would enable the level of additional residential accommodation within the site to be increased.</p> <p>Considers that as the proposed and discretionary building height control of 18m for the Miramar (Ropa Lane, Maupuia Road) MUZ is interfacing a 14m residential heights MRZ this appropriately graduates from a denser 'mixed commercial and residential' form with greater heights, down to lower 'residential zone' heights. The scenario at Tawa Junction however suggests the opposite with the MUZ permitted height standard being 6m lesser than the adjoining residential properties.</p> <p>[Refer to original submission for full reasons].</p>	Amend MUZ-S1 (Maximum height purposes of MUZ-R16.1) to increase the maximum permitted height within the Mixed Use Zone in relation to the Tawa Junction site to 22m (creating a new 'Height control area 5').
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Halfway House Heritage Gardeners	203.4	Amend	<p>Opposes the height controls for 236 and 238 Middleton as considers this does not meet the National Policy Standard for housing as this is not a city centre or on a railway line and there are no neighbourhood shops. Considers that garden centre at 238 Middleton Road would no longer be able to exist if the 15m height control was implemented.</p> <p>The properties bound onto the adjacent public reserve which is a gazetted Historic Reserve, with a scheduled heritage building, (the Halfway House) and a heritage garden. Considers that the heights will impact on this reserve and garden, and does not meet documents such as Heritage Design Guide and Conservation Plan [Refer to original submission for full reason].</p>	Amend MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) so that Glenside has a maximum height limit of 15m. [Inferred decision requested]
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Rongotai Investments Limited	269.1	Amend	Considers the Rongotai South Mixed Use Zone Height Control limits to be inconsistent with the surrounding area [Refer to original submission for full reason].	Seeks to increase Rongotai South Mixed Use Zone Height Control A,B,C and D to 20m
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Fire and Emergency New Zealand	273.290	Support in part	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.	Supports MUZ-S1 (Maximum height for the purposes of MUZ-R16.1), with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Fire and Emergency New Zealand	273.291	Amend	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.	Amend MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) as follows:  This standard does not apply to:  ...  3. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; <del>and</del> 4. Lift overruns provided these do not exceed the height by more than 4m; <del>and</del> 5. <u>Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Restaurant Brands Limited	349.141	Support	Support	Retain MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Kāinga Ora Homes and Communities	391.635	Support in part	Considers that amendments are required to MUZ-S1 to provide for building heights of at least 22 m in all Mixed Use Zone Areas to provide for appropriate levels of density. Considers that the fence height should be enabled up to 2 m.	Retain MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) and seeks amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Kāinga Ora Homes and Communities	391.636	Amend	Considers that amendments are required to MUZ-S1 to provide for building heights of at least 22 m in all Mixed Use Zone Areas to provide for appropriate levels of density. Considers that the fence height should be enabled up to 2 m.	Amend MUZ-S1 (Maximum height for the purposes of MUZ-R16.1) as follows: 1. <del>The following maximum height limits above ground level must be complied with-</del> <u>Buildings and structures must not exceed a maximum height of 22m above ground level.</u> <b>Location Limit</b> Height control area 1 Newtown South Greta Point Tawa South Takapu Island Tuhinu Road <span style="float: right;">12 metres</span> Rongotai South Mixed Use Zone Height Control A Rongotai South Mixed Use Zone Height Control B Shelly Bay Tawa: Tawa Street  Height control area 2 Tawa Junction Kaiwharawhara <span style="float: right;">15 metres</span> Kilbirnie North Miramar – Park Road and Weka Street  Height control area 3 Rongotai South Mixed Use Zone Height Control B <span style="float: right;">16 metres</span> Rongotai South Mixed Use Zone Height Control C  Height control area 4 Miramar – Ropa Lane, Maupuia Road <span style="float: right;">18 metres</span> Ngauranga  2. Fences and standalone walls must not exceed a maximum height of <del>1.8</del> <u>2</u> metres (measured above ground level).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Investore Property Limited	405.84	Oppose in part	Considers that the height limit for the Tawa Site at 5 William Earp Place and surrounding Mixed Use zone should be increased to 18m. This height is appropriate having regard to the location of the site, and its boundaries with State highway 1, Main Road and the railway line.	Opposes MUZ-S1.1 (Maximum height for the purposes of MUZ-R16.1) and seeks amendment .
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S1	Investore Property Limited	405.85	Amend	Considers that the height limit for the Tawa Site at 5 William Earp Place and surrounding Mixed Use zone should be increased to 18m. This height is appropriate having regard to the location of the site, and its boundaries with State highway 1, Main Road and the railway line.	Amend MUZ-S1.1 (Maximum height for the purposes of MUZ-R16.1) to provide for the Mixed Use zone applying to 5 William Earp Place to have a permitted height of 18m (height control area 4).
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Tawa Business Group	107.20	Support	Considers that the Tawa Junction site (10 Surrey Street) is unique to other MUZ areas in Wellington as it adjoins a HRZ which has a permitted building height of 21m.  The Tawa Junction is also well separated from nearby residential properties and is within a walkable 'rapid transport' catchment.	Retain MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) as notified (so that the Tawa Junction Height control remains 22m).
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Wakefield Property Holdings Ltd	108.2	Support	Considers that the Tawa Junction site (10 Surrey Street) is unique to other MUZ areas in Wellington as it adjoins a HRZ which has a permitted building height of 21m.  The Tawa Junction immediate area is within a walkable 'rapid transport' catchment and is also well separated from surrounding residential properties.  Considers that given the separation distance from residential properties, a building of 22m in height will not result in any adverse streetscape, visual amenity, dominance, privacy or shading effects, and would enable the level of additional residential accommodation within the site to be increased.  Considers that as the proposed and discretionary building height control of 18m for the Miramar (Ropa Lane, Maupuia Road) MUZ is interfacing a 14m residential heights MRZ this appropriately graduates from a denser 'mixed commercial and residential' form with greater heights, down to lower 'residential zone' heights. The scenario at Tawa Junction however suggests the opposite with the MUZ permitted height standard being 6m lesser than the adjoining residential properties.  [Refer to original submission for full reasons].	Retain MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) as notified (so that the Tawa Junction Height control remains 22m).
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Halfway House Heritage Gardeners	203.5	Oppose in part	Considers that mention of Glenside in MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) Height Control Area 5 (22.5m) appears to be a mistake.  The height controls for 236 and 238 Middleton Road, Glenside are confusing as the interactive maps, property reports and Mixed Use zones do not match. There is no reference to Glenside in MUZ-S1.	Opposes the inclusion of Glenside in MUZ-S2 (Height Control Area 5).
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Halfway House Heritage Gardeners	203.6	Amend	Considers that mention of Glenside in MUZ-R16.2 (Construction of, or additions and alterations to, buildings and structures) Height Control Area 5 (22.5m) appears to be a mistake.  The height controls for 236 and 238 Middleton Road, Glenside are confusing as the interactive maps, property reports and Mixed Use zones do not match.	Amend MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) as follows: ... <b>Height Control Area 5</b> <b>Glenside</b> Kaiwharawhara Sar Street Kilbirnie North Miramar: Park Road and Weka Street

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Halfway House Heritage Gardeners	203.7	Amend	<p>Opposes the height controls for 236 and 238 Middleton as considers this does not meet the National Policy Standard for housing as this is not a city centre or on a railway line and there are no neighbourhood shops. Considers that garden centre at 238 Middleton Road would no longer be able to exist if the 15m height control was implemented.</p> <p>The properties bound onto the adjacent public reserve which is a gazetted Historic Reserve, with a scheduled heritage building, (the Halfway House) and a heritage garden. Considers that the heights will impact on this reserve and garden, and does not meet documents such as Heritage Design Guide and Conservation Plan. [Refer to original submission for full reason]</p>	<p>Amend MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) so that Glenside has a maximum height limit of 15m.</p> <p>[Inferred decision requested]</p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Rongotai Investments Limited	269.2	Amend	<p>Considers the Rongotai South Mixed Use Zone Height Control limits to be inconsistent with the surrounding area [Refer to original submission for full reason].</p>	<p>Seeks to increase Rongotai South Mixed Use Zone Height Control A,B,C and D to 20m</p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Restaurant Brands Limited	349.142	Support	<p>Support</p>	<p>Retain MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) as notified.</p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Kāinga Ora Homes and Communities	391.637	Oppose	<p>Opposes MUZ-S2 and for single maximum height standard to apply to the zone.</p>	<p>Delete MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) in its entirety as notified.</p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Investore Property Limited	405.86	Support	<p>[No specific reason given beyond decision requested - refer to original submission].</p>	<p>Retain MUZ-S2 (Maximum height for the purposes of MUZ-R16.2) as notified.</p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S2	Miriam Moore	433.19	Amend	<p>Seeks clarification as to whether an existing building was converted to residential, with additions made to it, would fall under this rule. Proposes that MUZ-R16.1 and/or MUZR17 allow the height limits outlined in MUZ-S2 if the additions in height are for residential use. Notes that some buildings may have an appropriate base to add residential on.</p>	<p>Clarify that all new residential height is the heights specified in MUZ-S2 (Maximum height for the purposes of MUZ-R16.2).</p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Halfway House Heritage Gardeners	203.8	Amend	<p>Considers that the application of a recession plane standard to sites adjoining scheduled heritage will to some extent avoid the adverse effects of visual dominance which can arise when new buildings are out of scale with the existing environment. [Refer to original submission for full reason].</p> <p>Considers council meeting sought to include recession planes for sites adjacent to Open Space B however these properties have been overlooked in Proposed District Plan.</p>	<p>Amend MUZ-S3 (Height in relation to boundary) to 3 metres and 45 degrees for 236 Middleton Road and 238 Middleton Road.</p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Fire and Emergency New Zealand	273.292	Support in part	<p>Seeks the inclusion of an exemption for emergency facilities and associated hose drying towers for the reasons set out in the previous feedback point on MUZ-S1.</p>	<p>Supports MUZ-S3 (Height in relation to boundary), with amendment.</p>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Fire and Emergency New Zealand	273.293	Amend	<p>Seeks the inclusion of an exemption for emergency facilities and associated hose drying towers for the reasons set out in the previous feedback point on MUZ-S1.</p>	<p>Amend MUZ-S3 (Height in relation to boundary) as follows:</p> <p>This standard does not apply to:</p> <p>...</p> <p>d. 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 in relation to boundary by more than 3m measured vertically; <del>and</del></p> <p>e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically; <del>and</del></p> <p>f. <u>Emergency facilities up to 9m in height and associated hose drying towers up to 15m in height.</u></p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Restaurant Brands Limited	349.143	Support	Support	Retain MUZ-S3 (Height in relation to boundary) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Kāinga Ora Homes and Communities	391.638	Support	Considers that amendments to MUZ-S3 are required to achieve consistency with any changes sought to MUZ-S1 and MUZ-S2.	Retain MUZ-S2 (Height in relation to boundary) and seeks amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S3	Kāinga Ora Homes and Communities	391.639	Amend	Considers that amendments to MUZ-S3 are required to achieve consistency with any changes sought to MUZ-S1 and MUZ-S2.	Seeks to amend MUZ-S2 (Height in relation to boundary) to align with changes sought to MUZ-S1 and MUZ-S2.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S4	McDonald's	274.42	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 MUZ-S4 (Minimum ground floor height in its entirety).
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S4	Restaurant Brands Limited	349.144	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 MUZ-S4 (Minimum ground floor height) in its entirety.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S4	Foodstuffs North Island	476.38	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 MUZ-S4 (Minimum ground floor height) in its entirety.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S5	Restaurant Brands Limited	349.145	Support	Support	Retain MUZ-S5 (Windows adjacent to residential zones) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S5	Kāinga Ora Homes and Communities	391.640	Support in part	Generally supports MUZ-S5, however, considers that as the intent is to maintain privacy for residential units' amendments are sought to exclude the provisions from applying to windows in residential units in the MUZ as the effects are comparable to those experienced between residential units in residential zones.	Retain MUZ-S5 (Windows adjacent to Residential Zones) and seeks amendment.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S5	Kāinga Ora Homes and Communities	391.641	Amend	Generally supports MUZ-S5, however, considers that as the intent is to maintain privacy for residential units' amendments are sought to exclude the provisions from applying to windows in residential units in the MUZ as the effects are comparable to those experienced between residential units in residential zones.	Amend MUZ-S5 (Windows adjacent to Residential Zones) and seeks amendment as follows: 1. <u>Except for windows in a residential unit</u> opaque privacy glazing must be installed in windows where: ....
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S6	Restaurant Brands Limited	349.146	Support	Support	Retain MUZ-S6 (Maximum gross floor area of buildings) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S6	Woolworths New Zealand	359.74	Amend	Considers that MUZ-S6 should be amended to establish a baseline for the development of supermarket buildings in the MUZ which is in line with the scale established under MUZ-R12. This is considered a commensurate response given the typical scale of supermarket buildings in this zone.	Amend MUZ-S6 (Maximum gross floor area of buildings) as follows: 1. Any building ( <u>except for supermarkets</u> ) must not exceed a maximum gross floor area of 500m2. 2. <u>Any supermarket building must not exceed a maximum gross floor area of 1500m2</u>
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S6	Kāinga Ora Homes and Communities	391.642	Oppose	Opposes MUZ-S6 as it constrains development and design flexibility, and it is not clear what positive outcome it achieves. Considers that MUZ-R11 & MUZ-R12 provide limits for integrated retail activity and supermarket floor areas and so it is unclear what the purpose of this rule is as it would unnecessarily constrain those developments.	Delete MUZ-S6 (Maximum gross floor area of buildings) in its entirety as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S6	VicLabour	414.38	Amend	Considers the maximum permitted building gross floor area standard (MUZ-S6) of 500m2 may not be reasonable and should be extended or removed in order to support greater density and further development in these zones.  Considers that cost efficiencies that may occur at larger scale developments and the ability this provides for a range of housing types to be catered for as well as more shared spaces and facilities.	Seeks that the permitted building activity standard of 500m2 in MUZ-S6 (Maximum gross floor area of buildings) be removed.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested								
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S6	VicLabour	414.39	Oppose in part	Considers the maximum permitted building gross floor area standard (MUZ-S6) of 500m2 may not be reasonable and should be extended or removed in order to support greater density and further development in these zones.  Considers that cost efficiencies that may occur at larger scale developments and the ability this provides for a range of housing types to be catered for as well as more shared spaces and facilities.	Seeks that the permitted building activity standard of 500m2 in MUZ-S6 (Maximum gross floor area of buildings) be removed.								
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S6	VicLabour	414.40	Amend	Considers the maximum permitted building gross floor area standard (MUZ-S6) of 500m2 may not be reasonable and should be extended or removed in order to support greater density and further development in these zones.  Considers that cost efficiencies that may occur at larger scale developments and the ability this provides for a range of housing types to be catered for as well as more shared spaces and facilities.	Seeks that the permitted building activity standard of 500m2 in MUZ-S6 (Maximum gross floor area of buildings) be increased.								
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S6	Willis Bond and Company Limited	416.104	Oppose	Considers the gross floor area cap is overly restrictive and we do not consider there is good evidence for such a cap. 500m2 is a very low gross floor area and will hinder development.	Delete MUZ-S6 (Maximum gross floor area of buildings) in its entirety.								
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S6	Willis Bond and Company Limited	416.105	Oppose	Considers the gross floor area cap is overly restrictive and we do not consider there is good evidence for such a cap. 500m2 is a very low gross floor area and will hinder development.	Amend MUZ-S6 (Maximum gross floor area of buildings) to significantly increase the cap.								
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S7	Restaurant Brands Limited	349.147	Support	Support	Retain MUZ-S7 (Verandah control) as notified.								
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S7	Z Energy Limited	361.64	Support in part	MUZ-S7 is partially supported for its intent as it relates to specific sites identified on the Planning Maps with a 'verandah control'.	Retain MUZ-S7 (Verandah control) with amendment.								
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S7	Z Energy Limited	361.65	Amend	Considers that MUZ-S7 should be amended to provide an exception to MUZ-S7 where there is a functional requirement for a building not to contain a verandah. the performance standard would apply if Z Energy was seeking consent for a building or structure and requires a verandah to extend the full width of the building elevation. This is not practical in the context of a service station, where the buildings on the site are usually a canopy over the refuelling area and the ancillary retail building to one side or to the rear. (Option A)	Amend MUZ-S7 (Verandah control) as follows:  <u>1. Except where there is a functional requirement for a building to not contain a verandah, any verandah constructed on any building frontage facing a public space, including roads, must:</u> ... ...								
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S7	Z Energy Limited	361.66	Amend	Considers that MUZ-S7 should be amended to provide an exception to MUZ-S7 where there is a functional requirement for a building not to contain a verandah. the performance standard would apply if Z Energy was seeking consent for a building or structure and requires a verandah to extend the full width of the building elevation. This is not practical in the context of a service station, where the buildings on the site are usually a canopy over the refuelling area and the ancillary retail building to one side or to the rear. This exception could also be specific to service stations. (Option B)	Amend MUZ-S7 (Verandah control) as follows:  ... <u>This standard does not apply to:</u>  <u>a. Service stations.</u>								
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S8	Kāinga Ora Homes and Communities	391.643	Support in part	Supports MUZ-S8 in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility and a smaller studio unit.	Retain MUZ-S8 (Minimum residential unit size) and seeks amendment.								
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S8	Kāinga Ora Homes and Communities	391.644	Amend	Supports MUZ-S8 in part but seeks amendments to remove the minimum standard for 2+ bedroom units to enable greater design flexibility and a smaller studio unit.	Amend MUZ-S8 (Minimum residential unit size) as follows: <b>1. Residential units, including dual key units, must meet the following minimum sizes:</b> <table border="0"> <tr> <td><b>Residential unit type</b></td> <td><b>Minimum net floor area</b></td> </tr> <tr> <td>Studio unit</td> <td>30.5m2</td> </tr> <tr> <td>1 or more bedroom unit</td> <td>40m2</td> </tr> <tr> <td>2+ bedroom unit</td> <td>55m2</td> </tr> </table>	<b>Residential unit type</b>	<b>Minimum net floor area</b>	Studio unit	30.5m2	1 or more bedroom unit	40m2	2+ bedroom unit	55m2
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Studio unit	30.5m2												
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2+ bedroom unit	55m2												

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S8	Willis Bond and Company Limited	416.106	Oppose	Opposes MUZ-S8 as the submitter considers: - Minimum residential unit sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling. - Health, fire egress and overcrowding issues that arise from small sized dwellings are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum unit sizes do not reflect the policy in MUZ-P1 to offer a range of housing price, type, size and tenure.	Delete MUZ-S8 (Minimum residential unit size) in its entirety.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S8	Willis Bond and Company Limited	416.107	Amend	Opposes MUZ-S8 as the submitter considers: - Minimum residential unit sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling. - Health, fire egress and overcrowding issues that arise from small sized dwellings are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum unit sizes do not reflect the policy in MUZ-P1 to offer a range of housing price, type, size and tenure.	Seeks that if Council does decide to retain minimum residential unit sizes, it should be clearly defined that hotel accommodation, student accommodation and other similar accommodation types are distinct from residential unit sizes. The definition of residential units does not clearly exclude student accommodation and may render it subject to these minimum sizes.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S9	Retirement Villages Association of New Zealand Incorporated	350.268	Oppose in part	Considers retirement villages should be excluded from this standard as in the MRZ and H	Opposes MUZ-S9 (Outdoor living space for residential units) and seeks amendment to exclude retirement villages.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S9	Kāinga Ora Homes and Communities	391.645	Support in part	Generally supports MUZ-S9.	Retain MUZ-S9 (Outdoor living space for residential units) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S9	Willis Bond and Company Limited	416.108	Oppose	Opposes MUZ-S9 as the submitter considers: - Minimum outdoor living space sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing that meets market demands. - Occupiers are well-equipped to make their own decisions as to the type and size of dwelling. - Health, fire egress and overcrowding issues that arise from lack of outdoor living space are best dealt with by other legislation (e.g. Building Act 2004, Housing Improvement Regulations 1947, Residential Tenancies Act 1986). - Minimum outdoor living space sizes do not reflect the policy in MUZ-P1 to offer a range of housing price, type, size and tenure.	Delete MUZ-S9 (Outdoor living space for residential units) in its entirety.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S10	Willis Bond and Company Limited	416.109	Oppose	[No specific reason given beyond decision requested - refer to original submission]	Delete MUZ-S10 (Minimum Outlook space for multi-unit housing). [Inferred decision requested].
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S11	Yvonne Weeber	340.105	Support	MUZ-S11 is supported. It is noted that over 50% of the frontage is now a blank façade under a verandah level.	Retain MUZ-S11 (Lyllal Bay Parade frontage control) as notified.
Commercial and mixed use Zones / Mixed Use Zone / MUZ-S11	Willis Bond and Company Limited	416.110	Amend	Considers there should be more flexibility to breach the standard where the overall design has a positive effect on the streetscape.	Amend MUZ-S11 (Lyllal Bay Parade frontage control) as follows:  1.New buildings built on a site adjoining the Open Space Zone and Recreation Zoned land fronting Lyall Parade must be built in alignment with the existing Lyall Parade street frontage <u>or otherwise enhances the streetscape</u> ; and  ...