

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / General HRZ	Abby and Amos Leota	27.2	Oppose	<p>Opposes the zoning of the Northern Linden, Tawa area (from Coates street walkway back to Wall Park) as a High Density Residential Zone.</p> <p>Considers that the walking access of the Northern Linden, Tawa area (from Coates street walkway back to Wall Park) to basic amenities is poor. Linden Shops is over 800m (of hillside) walking distance and access to Keneperu Station is difficult.</p> <p>Considers that the two road entry/exit points (Coates Avenue and Handyside Street via Collins Ave) to service the Northern Linden, Tawa area (from Coates street walkway back to Wall Park) have poor visibility, are narrow, and only one side of both streets have a footpath.</p> <p>The Coates Avenue intersection has issues with the pedestrian crossing safety.</p> <p>Considers that the high-density rating of the Northern Linden, Tawa area (from Coates street walkway back to Wall Park) is inconsistent with other urban areas. Other locations in Linden which are within 5-10 minutes from a railway station are zoned differently e.g. Handyside Street with better access to amenities and the station and more suitable for high-density is 11m.</p>	Seeks that the northern Linden, Tawa area is rezoned to Medium Density Residential Area [Inferred decision requested].
Residential Zones / High Density Residential Zone / General HRZ	Abby and Amos Leota	27.3	Not specified	<p>Considers that there are no available provisions for additional Open Space zones in this proposed high density Northern Linden, Tawa area (from Coates street walkway back to Wall Park) apart from Wall Park which is on a hillside and adjacent to the new Kenepuru Link Road to Transmission Gully.</p> <p>This area is surrounded by the Kenepuru industrial area and Transmission Gully, impacting beautification, and increasing noise and air pollution.</p> <p>A lack of Open Space impacts the quality of life for residents.</p>	Not specified.
Residential Zones / High Density Residential Zone / General HRZ	Gregory Webber	33.5	Support in part	Not against higher density housing in Newtown in specific areas that have a lesser impact on surrounding residents.	Not specified.
Residential Zones / High Density Residential Zone / General HRZ	Gregory Webber	33.6	Not specified	Considers that there is a lack of specificity regarding existing residents' right to sunlight (on Green Street). This could adversely affect house values.	Not specified.
Residential Zones / High Density Residential Zone / General HRZ	Greg Coyle	39.2	Amend	Considers that any building over two storeys will shade roof-top solar panels and make these useless. Therefore written approval should be required if development is occurring next to a site with solar panels.	Seeks that neighbours' approval is required for any development next to a site that has roof top solar panels.
Residential Zones / High Density Residential Zone / General HRZ	Owen Watson	51.5	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that a 'transition zone' of at least one property wide be required between any Character Precinct border and a High Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Graham Mexted (No 2) Family Trust	66.2	Oppose	Opposes HRZ zoning of 130 Main Road, Tawa. <p>The building has been office space from the Tawa Borough Council use and rated commercially (rates & water) i.e. non-residential. It is currently used commercially as a cafe. At no time has the current owner used the building for residential use, as the Tawa Borough Council converted it into offices.</p>	Rezone 130 Main Road, Tawa from High Density Residential Zone to Neighbourhood Centre Zone.
Residential Zones / High Density Residential Zone / General HRZ	George North	67.1	Support	Supports housing densification in Wellington. Urban sprawl costs the city far more than dense buildings due to bus lines, pipes and powerlines. The character of Wellington comes from the people, and the people are priced out and stressed from rent prices. Denser housing will allow a modern history to develop, rather than trapping Wellington in the past.	Retain High Density Residential Zone chapter as notified.
Residential Zones / High Density Residential Zone / General HRZ	Judith Graykowski	80.6	Amend	Considers that HRZ new six-storey buildings will make existing neighbours' houses shadier, damper, less healthy, and unpleasant to live in.	Not specified.

Residential Zones / High Density Residential Zone

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Residential Zones / High Density Residential Zone / General HRZ	Judith Graykowski	80.7	Amend	<p>Considers that design requirements for multi-unit residential developments should be strengthened to future-proof buildings and provide for good community experience.</p> <p>Considers that the provisions for recession planes, privacy, outlook space and solar access (HRZ-S3, HRZ-S14, and HRZ-S15) are very limited and simply not adequate, given the buildings in the HRZ can go right to site boundaries.</p>	Not specified.
Residential Zones / High Density Residential Zone / General HRZ	Judith Graykowski	80.8	Amend	<p>Considers that allowing 21 metres height to adjoin designated character areas could create towering buildings that dominate the neighbourhood.</p>	<p>Seeks that more of a transition zone is allowed for at the boundary of Character Precincts or Heritage Areas.</p> <p>[Inferred decision requested].</p>
Residential Zones / High Density Residential Zone / General HRZ	Aro Valley Community Council	87.36	Not specified	<p>Considers that the proposed HRZ zoning will counterintuitively slow down development in Aro Valley. [Refer to original submission for details]</p>	Seeks that land zoned High Density Residential Zone is zoned Medium Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Aro Valley Community Council	87.37	Amend	<p>Considers that 39 Palmer Street should be considered Character Precinct as it is contiguous with four cottages 32-38 Aro Street that are listed Heritage buildings. They were built on the same section and to the same plans in 1879 and not subdivided until 1925.</p> <p>Boffa Miskell Pre 1930 Review recommends research into Potential Historic Heritage and inclusion in areas of Contiguous Character.</p>	Seeks that 39 Palmer Street be considered as being an area of Contiguous Character to Items 11.1, 11.2, 11.3 and 11.4 in SCHED1 - Heritage Buildings.
Residential Zones / High Density Residential Zone / General HRZ	Aro Valley Community Council	87.38	Amend	<p>Considers that 41 Palmer Street should not be zone High Density Residential as it is contiguous with four cottages 32-38 Aro Street that are listed Heritage buildings. They were built on the same section and to the same plans in 1879 and not subdivided until 1925.</p> <p>Boffa Miskell Pre 1930 Review recommends research into Potential Historic Heritage and inclusion in areas of Contiguous Character.</p>	Seeks that 41 Palmer Street be considered as being an area of Contiguous Character to Items 11.1, 11.2, 11.3 and 11.4 in SCHED1 - Heritage Buildings.
Residential Zones / High Density Residential Zone / General HRZ	Aro Valley Community Council	87.39	Amend	<p>Considers that 43 Palmer Street should not be zone High Density Residential as it is contiguous with four cottages 32-38 Aro Street that are listed Heritage buildings. They were built on the same section and to the same plans in 1879 and not subdivided until 1925.</p> <p>Boffa Miskell Pre 1930 Review recommends research into Potential Historic Heritage and inclusion in areas of Contiguous Character.</p>	Seeks that 43 Palmer Street be considered as being an area of Contiguous Character to Items 11.1, 11.2, 11.3 and 11.4 in SCHED1 - Heritage Buildings.
Residential Zones / High Density Residential Zone / General HRZ	Aro Valley Community Council	87.40	Oppose	<p>Opposes zoning of all parcels on Boston Terrace as HRZ because:</p> <ul style="list-style-type: none"> - A Heritage listed building needs protection on the street. - There is a lack of access for construction vehicles for future development. - There are traffic issues for vehicles accessing Aro Street. 	Seeks that the sites on Boston Terrace are zoned Medium Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Aro Valley Community Council	87.41	Oppose	<p>Opposes zoning of properties directly North and South of 95A Aro Street as HRZ.</p> <p>The site is a Supported Residential Care Facility (Argo Trust) and must not have impeded access to Sunlight / Daylight from the North or East, or it will not be able to function.</p>	Seeks that the sites to the north and east of 95A Aro Street are zoned Medium Density Residential Zone.

Residential Zones / High Density Residential Zone

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Residential Zones / High Density Residential Zone / General HRZ	M J & P B Murtagh	98.2	Oppose	Opposes unregulated high rise development for Mount Victoria as defined as the suburb is already densely populated. Considers that 21m height limit is not a good idea. Considers that Mount Victoria is densely populated, has high vehicle traffic with lack of parking, and new zoning does not account for these factors. [See original submission for further detail]	Seeks that high rise development in Mount Victoria is more strictly regulated.
Residential Zones / High Density Residential Zone / General HRZ	Tawa Business Group	107.17	Oppose	Opposes the zoning of 130 Main Road, Tawa as High Density Residential. [Refer to original submission for full reasons].	Rezone 130 Main Road, Tawa from High Density Residential Zone to Neighbourhood Centre Zone.
Residential Zones / High Density Residential Zone / General HRZ	Dennis Michael Hunt	119.1	Not specified	Considers that allowing 21m high buildings to be built on smallish sites in the HRZ block of properties between Aurora Terrace, Bolton Street, the Urban Motorway, and Wesley Road could destroy the ambience of this area and would be short-sighted.	Seeks that 21m high buildings on small isolated sites should not be allowed in the HRZ (High Density Residential Zone) block of properties between Aurora Terrace, Bolton Street, the Urban Motorway, and Wesley Road while refined design concepts are still being established. [Inferred decision requested].
Residential Zones / High Density Residential Zone / General HRZ	Dennis Michael Hunt	119.2	Not specified	Considers that the HRZ block of properties between Aurora Terrace, Bolton Street, the Urban Motorway, and Wesley Road would suit apartment style living for students and city workers generally without children (because of the steep terrain). Sun and park-like areas should be prioritised and that exposed decks at higher levels in apartment buildings are not often used primarily due to wind. The steep terrain is advantageous for the creation of sheltered, sunny outdoor areas but would still require at least 30 metres between six-storey apartment blocks on the north east facing slope.	Seeks that a well-thought out vision is developed for accommodation which acknowledges densification and emphasizes design refinement in the HRZ block of properties between Aurora Terrace, Bolton Street, the Urban Motorway, and Wesley Road.
Residential Zones / High Density Residential Zone / General HRZ	Zoe Ogilvie-Burns	131.10	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Anne Lian	132.13	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Ingo Schommer	133.12	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Olivier Reuland	134.15	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the HRZ is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Grant Buchan	143.21	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Braydon White	146.19	Amend	Wants to see the zone more enabling of small-scale public-facing commercial activities.	Seeks that the HRZ (High Density Residential Zone) is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Cameron Vannisselroy	157.14	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the HRZ (High Density Residential Zone) is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Jocelyn Brandon	158.3	Oppose	Opposes the proposal to allow greater intensification in the lower Kelburn area.	Seeks that greater intensification is not enabled in the lower Kelburn area. [Inferred decision requested].
Residential Zones / High Density Residential Zone / General HRZ	Jill Ford	163.13	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the HRZ (High Density Residential Zone) is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Amos Mann	172.22	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Patrick Wilkes	173.21	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.

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Residential Zones / High Density Residential Zone / General HRZ	Pete Gent	179.16	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Dennis Foot	193.2	Not specified	Considers that there are many available sites for intensive high rise housing should be located on Te Aro flat and main transport routes.	Seeks that intensive high density residential housing should be located on Te Aro flat and main transport routes.
Residential Zones / High Density Residential Zone / General HRZ	Michael O'Rourke	194.8	Amend	Considers that the Government and main opposition party have mandated MRZ changes to the District Plan to reduce the amount of land zoned for High Density Residential Housing.	Seeks that the amount of land proposed as high density residential outside the CBD and rapid transit hubs, should be decreased.
Residential Zones / High Density Residential Zone / General HRZ	Michael O'Rourke	194.9	Amend	Opposes the strip south of the Basin Reserve up Adelaide Road to John Street being zoned as CCZ. Notes that by various measures, including the Wellington Regional Council City Zone for public transport ending at the Basin, this area is not the CBD. [Refer to original submission for full detail].	Amend the mapping to rezone the Adelaide Road spine as High Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Michael O'Rourke	194.10	Oppose	Opposes the amount of land in Newtown zoned as HRZ. Considers that the premise to making most of Newtown high density is that it is 10 minutes walk from the CBD - which is false.	Seeks that the amount of land proposed as high density residential in Newtown, especially more than 10 or 15 minutes from the CBD, should be decreased.
Residential Zones / High Density Residential Zone / General HRZ	Michael O'Rourke	194.11	Not specified	Considers that HRZ four storey or 21m high buildings will negate most of the liveability rules about outdoor space, glazing, boundaries, sun angle boundary heights and site coverage. Considers that we need to minimise the spread of individual high rise building pockets. [Inferred reason given].	Seeks that high rise buildings are concentrated in zones already high (the CBD and faded warehouse spine in lower Adelaide Road).
Residential Zones / High Density Residential Zone / General HRZ	Michael O'Rourke	194.12	Not specified	Considers that HRZ buildings will require non-renewable materials, result in total de-vegetation of sites, and no requirement for an outdoor space to dry washing means that dryers will be needed all year round.	Not specified.
Residential Zones / High Density Residential Zone / General HRZ	Michael O'Rourke	194.13	Not specified	Considers that HRZ buildings will cause shading issues and unhealthy homes for those living to the south of these monoliths.	Not specified.
Residential Zones / High Density Residential Zone / General HRZ	Michael O'Rourke	194.14	Not specified	Considers that HRZ buildings will steal the investment of those who have installed solar panels on their roof.	Not specified.
Residential Zones / High Density Residential Zone / General HRZ	Michael O'Rourke	194.15	Not specified	Considers that replacing existing homes with HRZ studios, one to two bedroom apartments, can drive families out of neighbourhoods. [Refer to original submission for full reasons].	Not specified.
Residential Zones / High Density Residential Zone / General HRZ	Peter Nunns	196.17	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Andrew Flanagan	198.14	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Antony Kitchener and Simin Littschwager	199.11	Not specified	Considers that given the very real possibility of a developer building a six-storey high residential only one metre from the property boundary, the submitter asks how will WCC compensate neighbouring properties.	Seeks that the Council clarifies how it will compensate neighbouring properties of six-storey developments for the loss of light, privacy, increased noise, and investments that depend on sunshine hours.

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Residential Zones / High Density Residential Zone / General HRZ	Kim McGuiness, Andrew Cameron, Simon Bachler, Deb Hendry, Penny Evans, Stephen Evens, David Wilcox, Mary Vaughan Roberts, Siva Naguleswaran, Mohammed Talim, Ben Sutherland, Atul Patel, Lewis Roney Yip, Sarah Collier Jaggard	204.12	Oppose	Opposes the area between Adelaide Road, Stoke Street and Kenwyn Terrace being zoned as High Density Residential Zone.	Seeks that the area between Adelaide Road, Stoke Street and Kenwyn Terrace is all zoned as Medium Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Russell Taylor	224.3	Oppose	[No specific reason given beyond decision requested - refer to original submission]	Remove the High Density Residential Zone from the south side hillside of Aro Valley.
Residential Zones / High Density Residential Zone / General HRZ	Keith Clement	231.1	Amend	<p>Considers that the NPS-UD which is flawed in the it fails to address local circumstance, history, nuance and need.</p> <p>Zoning by height is incompatible and indeed contradictory to the many controls employed over the last fifty years. The HRZ (21m) is at odds with the fine grained largely low rise existing in central city Character Areas. The use of this control requires to be set aside for reconsideration.</p> <p>A 45degree SAP from a 21m high building will cast a shadow to the footpath on the opposite side of the street, all year. This is negative to the public space and amenity and would mean that when the area is fully redeveloped under this proposed control the entire length of the street will be in shade for most of the day, all year.</p> <p>Six storey buildings are a lot more expensive to build (concrete and steel) and operate (lifts and BA Schedule systems) than walk-up town-houses.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that the PDP replaces the HRZ (High Density Residential Zone) with MRZ (Medium Density Residential Zone) wherever possible.</p> <p>[Inferred decision requested]</p>
Residential Zones / High Density Residential Zone / General HRZ	Richard W Keller	232.19	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that a standard is added requiring that developments adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / General HRZ	Richard W Keller	232.20	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that universal accessibility is required for all residential development in the HRZ (High Density Residential Zone).
Residential Zones / High Density Residential Zone / General HRZ	Richard W Keller	232.21	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that the HRZ (High Density Residential Zone) is amended to be more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Gabriela Roque-Worcel	234.12	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that developments in the High Density Residential Zone adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / General HRZ	Gabriela Roque-Worcel	234.13	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the HRZ is more enabling of small-scale public-facing commercial activities.

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Residential Zones / High Density Residential Zone / General HRZ	Victoria Stace	235.5	Amend	<p>Considers that the Hay Street Extension is not within a 10 minute walking Catchment from the City Centre.</p> <p>All of the properties along the extension have qualifying matters under P3.32 of the NPS-UD.</p> <p>The topography, safety issues, and impracticality make this area unsuitable for HRZ (High Density Residential Zone).</p> <p>[Refer to original submission for full reason]</p>	<p>If the PDP is amended to extend walkable catchment beyond 10 minutes:</p> <p>Retain Hay Street Extension as notified (As Medium Density Residential Zone).</p>
Residential Zones / High Density Residential Zone / General HRZ	Regan Dooley	239.11	Amend	<p>Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it, with universal accessibility as a non-negotiable.</p>	<p>Seeks that a new standard is added requiring that HRZ (High density residential zone) developments should adequately accommodate active and public transport as the building users' first-best choice for accessing it, with universal accessibility as a non-negotiable.</p>
Residential Zones / High Density Residential Zone / General HRZ	Ara Poutama Aotearoa Department of Corrections	240.16	Oppose	<p>Considers that the definition of "residential activity" entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama, and therefore a separate definition of "supported residential care activities" is unnecessary.</p>	<p>Remove the references to "supported residential care activity" from the High Density Residential zone.</p>
Residential Zones / High Density Residential Zone / General HRZ	Pauletta Wilson	257.4	Oppose	<p>Opposes the Mt Cook area being zoned as High Density Residential Zone.</p>	<p>Seeks that the Mt Cook Area be rezoned as Medium Density Residential Zone with the 11m Height Control Area.</p>
Residential Zones / High Density Residential Zone / General HRZ	Wellington City Council	266.142	Amend	<p>Considers the introduction to the chapter needs to be amended to include reference to inundation areas as a qualifying matter.</p>	<p>Amend paragraph 5 of the High Density Residential Zone Introduction as follows:</p> <ul style="list-style-type: none"> Stream corridors, and overland flow paths <u>and inundation areas</u> (refer to Natural Hazards Chapter). <p>Note – for changes to the HRZ chapter, refer to the attached annotated version of the chapter.</p>
Residential Zones / High Density Residential Zone / General HRZ	Mary Sullivan	277.2	Oppose	<p>Opposes High Density Residential Zoning in the Prospect Terrace, Woodland Road, and the up-hill section of Frankmoore Avenue area.</p> <p>Considers that the area includes areas which are difficult to access on foot by most people, particularly elderly and people with young children or disabilities.</p> <p>Some of the area zoned as High density is up steep hills, with narrow roads, and have either no footpaths or footpaths on one side only. They are not therefore suitable for high density developments.</p>	<p>Opposes High Density Residential Zoning in the Prospect Terrace, Woodland Road, and the up-hill section of Frankmoore Avenue area.</p>
Residential Zones / High Density Residential Zone / General HRZ	Eldin Family Trust	287.6	Oppose	<p>Opposes zoning of Selwyn Terrace (and the nearby areas of Hill Street and Guildford Terrace) in the High Density Residential Zone (as alternative to City Centre Zone) due to the height limits this would permit.</p> <p>[Refer to original submission for full reason]</p>	<p>Opposes zoning of Selwyn Terrace (and the nearby areas of Hill Street and Guildford Terrace) in the High Density Residential Zone (as alternative to City Centre Zone).</p> <p>[Inferred decision requested]</p>
Residential Zones / High Density Residential Zone / General HRZ	Priscilla Williams	293.6	Oppose	<p>Considers that the hilly terrain makes this area unsuitable for high rise building.</p>	<p>Opposes the HRZ (High Density Residential Zone) that spans across Wesley Road, Aurora Terrace and Bolton Street.</p> <p>[Inferred Decision Requested]</p>
Residential Zones / High Density Residential Zone / General HRZ	Paihikara Ki Pōneke Cycle Wellington	302.42	Oppose in part	<p>Considers that HRZ standards should be amended to require cycle and micromobility parking and charging for residents that is sufficient to meet future demand aligned with 80% of people making some trips per week by cycle. Multi-unit housing should provide adequate and appropriately located cycle and micromobility parking that meets the standards set out in the Transport chapter of the PDP.</p>	<p>Opposes standards in the 'High Density Residential Zone' chapter and seeks amendment.</p>

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Residential Zones / High Density Residential Zone / General HRZ	Paihikara Ki Pōneke Cycle Wellington	302.43	Amend	Considers that HRZ standards should be amended to require cycle and micromobility parking and charging for residents that is sufficient to meet future demand aligned with 80% of people making some trips per week by cycle. Multi-unit housing should provide adequate and appropriately located cycle and micromobility parking that meets the standards set out in the Transport chapter of the PDP.	Amend standards in the 'High Density Residential Zone' chapter to require cycle and micromobility parking and charging for residents that is sufficient to meet future demand aligned with 80% of people making some trips per week by cycle.
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.46	Not specified	Considers that the 10 minute walkable catchments have resulted in parts of Aro Valley being zoned HRZ, when this is not appropriate for this suburb. [Refer to original submission for details]	Seeks that further consideration is given to the unique characteristics of Aro Valley. [Inferred decision sought]
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.47	Amend	Considers that the site to the North of Aro Park being zoned HRZ allows development of a 6-storey building which would significantly reduce daytime sunlight on the park in the cooler months of the year.	Seeks that the site to the north of Aro Park not be classified as High Density Residential Zone. [Inferred decision requested]
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.48	Amend	Considers that the District Plan should better identify and protect areas of existing green space from partial or complete loss within High Density Residential Zones.	Seeks that the District Plan be amended to better identify and protect areas of existing green space from partial or complete loss within High Density Residential Zones.
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.49	Amend	Considers that six-storey buildings should not be allowed on Aro Street. Most of Aro Street, as well as Adams Terrace and lower Durham Street, are zoned for at least six storeys, with the exception of some heritage-listed buildings. While six storeys may be appropriate for structures tucked into the escarpment below Landcross Street or Durham Street, one poorly-placed building fronting Aro Street could have catastrophic effects on winter sunlight for many dwellings, including a large amount of recent infill housing.	Seeks that all High Density Residential Zones be removed from Aro Street. [Inferred decision requested]
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.50	Amend	Considers that six-storey buildings should not be allowed on Aro Street. Most of Aro Street, as well as Adams Terrace and lower Durham Street, are zoned for at least six storeys, with the exception of some heritage-listed buildings. While six storeys may be appropriate for structures tucked into the escarpment below Landcross Street or Durham Street, one poorly-placed building fronting Aro Street could have catastrophic effects on winter sunlight for many dwellings, including a large amount of recent infill housing.	Seeks that all High Density Residential Zones fronting Aro Street be removed from Durham Street. [Inferred decision requested]
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.51	Amend	Considers that the objectives and rules relating to High Density Residential area need modification so as to provide a far more nuanced and careful consideration of issues such as light, shading, wind, privacy, design quality, retention of green areas, character and heritage.	Seeks that the High Density Residential Zone chapter be amended to provide more careful consideration to issues such as light, shading, wind, privacy, design quality, retention of green areas, character and heritage.
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.52	Amend	Considers that the objectives and rules relating to High Density Residential area need modification so as to provide for enhanced sunlight access to outdoor and indoor living areas, the addition and extension of new green space to balance increased residential densities, and take a more sophisticated and nuanced approach to design guidance.	Seeks that the High Density Residential Zone chapter be amended to provide for enhanced sunlight access to outdoor and indoor living areas, the addition and extension of new green space to balance increased residential densities, and take a more sophisticated and nuanced approach to design guidance.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.53	Amend	Considers that the vacant site North of 95A Aro Street being zoned HRZ would cause loss of sunlight and negative impacts on the wellbeing of residents of the Argo Trust. The Argo Trust provides a residential and vocational service for six men and women with profound physical and intellectual disabilities. Permanent residents of the Argo Trust have north-facing bedrooms overlooking the vacant site. The vacant site will be zoned for at least six storeys and may cast shade across their home and external spaces.	Seeks that 95 Aro Street not be classified as High Density Residential Zone. [Inferred decision requested]
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.54	Amend	Considers that properties immediately to the East of 95A Aro Street being zoned HRZ would cause loss of sunlight and negative impacts on the wellbeing of residents of the Argo Trust. The Argo Trust provides a residential and vocational service for six men and women with profound physical and intellectual disabilities. Permanent residents of the Argo Trust have north-facing bedrooms overlooking the vacant site. The vacant site will be zoned for at least six storeys and may cast shade across their home and external spaces.	Seeks that properties immediately to the East of 95A Aro Street not be classified as High Density Residential Zone. [Inferred decision requested]
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.55	Amend	Considers that the objectives and rules relating to High Density Residential area need modification so as to retain the capacity within Aro Valley for site-by-site consideration of each development by ensuring that most developments triggers the need for a resource consent, as is currently the case.	Seeks that the High Density Residential Zone chapter be amended to require resource consents for new developments in Aro Valley.
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.56	Amend	Considers that the objectives and rules relating to High Density Residential area need modification so as to develop location specific design guides and relevant standards to enable a more granular approach to local character. Standards should include access to sunlight and shade, the maintenance of personal privacy, the variety and location of green spaces, the location and scale of exterior space and development, the control of heat island effects and the look and feel of the streets we inhabit.	Seeks that the High Density Residential Zone chapter be amended to include location specific design guides and standards to enable a more granular approach to local character.
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.57	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone standards for height limit, site coverage, height in relation to boundary and side and rear yard setbacks so as to require resource consents where new developments have a more than minor impact on local character, sunlight, shading and outdoor recreation space.
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.58	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone chapter be amended to require resource consents related to the location of buildings on sites and issues of personal privacy and shading within and between multiple developments on a single site so to enable management of these design quality issues.
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.59	Amend	Considers that the objectives and rules relating to High Density Residential area need modification so as to retain existing provisions relating to minimum sunlight in the Operative Plan rather than replace them with the minimum daylight provisions of the proposed Plan.	Seeks that the High Density Residential Zone chapter be amended to retain existing provisions relating to minimum sunlight in the Operative Plan.
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.60	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone chapter be amended to identify underutilised sites and locations within Aro Valley that are not subject to demolition controls and are suitable for intensification within the existing character areas (as defined in the Operative Plan).
Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.61	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone chapter be amended to identify sites and areas within Aro Valley where more intensive development could occur without adverse effects on sunlight, privacy, heritage and local character.

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Residential Zones / High Density Residential Zone / General HRZ	Roland Sapsford	305.62	Amend	Considers that objectives and rules relating to the HRZ chapter as they relate to Aro valley should clearly identify community-based planning for intensification as a method for increasing housing supply within areas subject to the revised demolition controls set out above, and provide for this planning to occur so as to be complete prior to significant infrastructure investment.	Seeks that community-based planning be identified prior to infrastructure investments in the High Density Residential chapter.
Residential Zones / High Density Residential Zone / General HRZ	Svend Heeselholt Henne Hansen	308.8	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that developments in the High Density Residential Zone adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / General HRZ	Svend Heeselholt Henne Hansen	308.9	Amend	Wants to see the zone more enabling of small-scale public-facing commercial activities.	Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Lisa Nickson, Garrick Northover and Warren Sakey	313.3	Oppose	Considers that HRZ developments will create civil disobedience in the area.	Opposes zoning of Aro Street as High Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Lisa Nickson, Garrick Northover and Warren Sakey	313.4	Amend	Considers that the inclusion of Aro Street in the high density residential zone will achieve the opposite of a healthy, safe, and attractive living environment, and in fact undermine those objectives in this area.	Seeks that Aro Street not be zoned a High Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Penelope Borland	317.20	Amend	Considers that Mount Victoria should not be zoned HRZ, as 6-storey intensification is too much for Mt. Victoria. High density in this area will adversely affect the liveability and sense of place of both Mount Victoria and Wellington's overall identity. High density in Mount Victoria is also unnecessary for housing capacity and will lead to the loss of valuable historic heritage and character that is a part of the city's story and identity.	Seeks that Mount Victoria not be zoned High Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Penelope Borland	317.21	Amend	Considers that a 21m building at the top of Majoribanks Street, on Hawker, Earl's Terrace or Stafford Street would negatively impact light for many neighbours, have dramatic wind effects in extreme wind zones, massively impact the neighbourhood character, and stretch constrained infrastructure including roads, parking and other amenities.	Seeks that Majoribanks Street, Hawker, Earl's Terrace and Stafford Street not have 21m building height limits.
Residential Zones / High Density Residential Zone / General HRZ	Richard Murcott	322.24	Oppose	Considers that the Housing and Business Land Capacity Assessment established that the demand was for 2-3 storey townhouses, not 6 storey blocks. The greatest unmet demand overall in the city will be in terrace housing, which makes 6-storey zoning in the city unnecessary.	Opposes 6-storey housing developments under High Density Residential Zoning in the inner city.
Residential Zones / High Density Residential Zone / General HRZ	Richard Murcott	322.25	Amend	Considers that wind should be included as a qualifying matter, rule or standard to address any hazard/safety issues that can arise from 6-storey or higher developments. Wind can have adverse impacts on adjacent areas, properties and streets, which should be avoided. Such rules may be particularly pertinent in transition areas between low-rise zones and more permissive height zones, such as the Thorndon flat. [Refer to original submission for full reason]	Seeks that wind be taken into account as a potential safety hazard linked with High Density Residential Zone developments.
Residential Zones / High Density Residential Zone / General HRZ	Khoi Phan	326.29	Amend	Considers that the inner suburb of Mt Victoria, Mt Cook, Te Aro and Kelburn should be classified as High Density Residential Zones.	Seeks that Mt Victoria, Mt Cook, Te Aro and Kelburn be classified as High Density Residential Zones.
Residential Zones / High Density Residential Zone / General HRZ	Mt Cook Mobilised	331.14	Amend	Considers that six-storey development in Mount Cook should be focused along the semi-industrial zones near Adelaide Road and in the Arlington to Hankey Street block abutting the City Centre Zone, as these sites are well suited to high-density development.	Seeks that High Density Residential Zones in Mount Cook be localised along the semi-industrial zones near Adelaide Road and in the Arlington to Hankey Street block abutting the City Centre Zone.

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Residential Zones / High Density Residential Zone / General HRZ	Mt Cook Mobilised	331.15	Amend	Considers that multi-unit dwellings are an important aspect of Mt Cook and should have strong environmental and sustainable living provisions. In particular, the impacts of living more sustainably in apartments needs to incorporate provision for waste management such as composting, emergency provisions such as water storage, and access to green spaces and common areas for wellbeing, mental health and dog-walking. Rooftop gardens, pocket parks, well-designed foyers and hallways provide spaces for informal interaction which are important for living well together in an apartment community.	Seeks that provisions on sustainable living be created for multi-unit dwellings in Mount Cook.
Residential Zones / High Density Residential Zone / General HRZ	Tina Reid	341.2	Amend	Support the majority of the Mt Cook area as high density would destroy the pre-1930 character of the area, and believe that intensification of housing can happen in much more harmonious ways.	Seeks that the majority of Mt Cook area not be zoned High Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Mt Victoria Residents' Association	342.27	Amend	Considers that four to six-storey buildings in Mount Victoria, aside from Kent Terrace, will be out of scale with the surrounding dwellings. These areas should be redefined for residential and business purposes.	Seeks that Mount Victoria be rezoned from High Density Residential Zone to Medium Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Greater Wellington Regional Council	351.256	Support in part	Supports well-planned intensification within the existing urban footprint in appropriate areas that are not subject to a qualifying matter. This approach is consistent with Policy 31 of Proposed RPS Change 1.	Retain chapter, subject to amendments, as outlined in other submission points.
Residential Zones / High Density Residential Zone / General HRZ	Greater Wellington Regional Council	351.257	Amend	Considers that for the provisions of the zone to contribute to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1. This includes (but is not limited to) urban areas that are climate resilient, contribute to the protection of the natural environment and transition to a low-emission region, are compact and well connected, support housing affordability and choice, and enable Māori to express their cultural and traditional norms.	Seeks to ensure the Medium Density Residential Zone provisions have regard to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1, by including necessary objectives, policies, permitted standards and rules that provide for these qualities and characteristics.
Residential Zones / High Density Residential Zone / General HRZ	Lower Kelburn Neighbourhood Group	356.9	Amend	Considers that the need for affordable housing will not be met by demolishing well-functioning pre-1930s inner suburban housing and replacing it with 6-storey apartment blocks. Considers that this will rip apart the fabric of established neighbourhoods, while severely disrupting the lives of many who will no longer be able to afford to live there or whose homes are downgraded. Considers that developers and wealthy property investors will maximise their profits by building luxurious rental complexes at the expense of residents. Notes that this has happened overseas. The submitter states that the goal should be to strengthen the cohesion of the whole community by providing sufficient well-designed and affordable and social housing in the many underdeveloped and derelict areas of the city and its near surrounds. [Refer to original submission for full reason]	Seeks that more well-designed affordable and social housing be provided in the many underdeveloped and derelict areas of the city and its near surrounds
Residential Zones / High Density Residential Zone / General HRZ	Lower Kelburn Neighbourhood Group	356.10	Amend	Considers that high density housing in inner suburbs should be reduced and re-assessed. Notes that the recent Housing and Business Land Capacity Assessment (HBA) Update undermines the need to expose quality older homes to the random threat of demolition. The submitter understands that the report concluded that Wellington's capacity was already in place in the earlier District Plan to meet the inner-city demand for apartment buildings until 2051. The demand, as described in this Report, is for low-rise town houses which is entirely compatible with retaining the older inner-city houses of our city.	Seeks that High Density Residential Zones be reduced and re-assessed according to the Housing and Business Land Capacity Assessment (HBA).
Residential Zones / High Density Residential Zone / General HRZ	Lower Kelburn Neighbourhood Group	356.11	Amend	Considers that high rise apartment blocks in inner suburbs should be carefully selected. These buildings must be well regulated and subject to rules that avoid increasing the risks of dampness, cold, lack of sunshine and lack of privacy in adjacent homes. They should not be zoned in broad-bush areas. [Refer to original submission for full reason, including attachments]	Seeks that High Density Residential Zones in inner suburbs be carefully and appropriately selected.
Residential Zones / High Density Residential Zone / General HRZ	Lower Kelburn Neighbourhood Group	356.12	Amend	Considers that Character Housing and Areas should be listed as Qualifying Matters limiting 6-storey heights in High Density Residential Zones.	Seeks that character be a qualifying matter in High Density Residential Zones.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / General HRZ	Lower Kelburn Neighbourhood Group	356.13	Amend	Considers that sunshine access and privacy should be considered as Qualifying Matters when considering the suitability of sites for 6-story blocks.	Seeks that sunshine and privacy be treated as Qualifying Matters in High Density Residential Zones.
Residential Zones / High Density Residential Zone / General HRZ	Z Energy Limited	361.18	Support in part	The HRZ chapter is partially supported, granted HRZ-P6 (Multi unit housing) is amended to require consideration of reverse sensitivity effects. This policies i a matter of discretion for multi-unit housing (i.e. more than 3 dwellings per site) in the HRZ.	Retain the High Density Residential Zone chapter with amendment.
Residential Zones / High Density Residential Zone / General HRZ	Josephine Brien / Tim Bollinger	365.4	Amend	Considers that the High Density zoning of all addresses adjacent to the open Community Centre grounds and the community recreational area on Aro Street is inappropriate for the requirements of this well-used inner city community area, that includes a basket ball court and a pedestrian cycle access way through the park to the top of Palmer street and into Wellington city. This is most likely an accident and should be corrected, as sunlight needs to reach the park.	Seeks that properties on Palmer street adjacent to the Aro Valley Cottages Heritage Area be zoned from High Density Residential Zone to Medium Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Waka Kotahi	370.323	Oppose	Considers he NPS-UD requires councils to enable buildings of at least 6 storeys within at least a walkable catchment of existing and planned rapid transit stops, the edge of city centre zones, and the edge of metropolitan centre zones, with building heights and densities of urban form commensurate with the level of commercial activity and community services in other centre zones. As many centres as possible should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. [See original submission for full reasons].	Seeks that the provisions in the High Density residential zone should be amended to enable higher densities to better align with the NPS-UD. Recommend that greater building heights are enabled – to provide for densities that are commensurate to the services available. Waka Kotahi considers this is best determined by an assessment undertaken by Wellington Council to determine what densities are commensurate in different areas across the district, or otherwise the following maximum building heights are included: - Maximum of six storeys in a walkable catchment of local centre zones - Maximum of twelve storeys in a walkable catchment of city centre, metropolitan centre zones and within a walkable catchment of existing and planned rapid transit stops.
Residential Zones / High Density Residential Zone / General HRZ	Waka Kotahi	370.324	Support in part	Supports the direction to enable a range of housing types and densities in the High Density residential Zone.	Retain the High Density Residential Zone, with amendments.
Residential Zones / High Density Residential Zone / General HRZ	Waka Kotahi	370.325	Amend	Considers that enabling up to twelve stories is appropriate in certain areas where the density is supported by services.	Amend the High Density Residential Zone chapter as follows: The High Density Residential Zone provides for a range of housing types at a greater density and scale than the Medium Density Residential Zone. It gives effect to the requirements of the RMA to allow for three residential units of up to three storeys on a site, and also by enabling multi-unit housing of up to six <u>twelve</u> storeys <u>in appropriate areas</u> through a resource consent process subject to standards and design guidance.
Residential Zones / High Density Residential Zone / General HRZ	Waka Kotahi	370.326	Amend	Considers that HRZ-S4 should have immediate legal effect to align with the MDRS requirements, and to avoid confusion where boundary setbacks are applied from both the operative and district plan. It is noted the intention of the NPS-UD is to enable urban environments to evolve and change, enabled by the national standards.	[Inferred decision requested] Seeks that all that relate to HRZ-S4 (Boundary setbacks) have immediate legal effect.
Residential Zones / High Density Residential Zone / General HRZ	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.128	Support in part	The HRZ chapter is generally supported. As it stands, the PDP will enable the construction and use of three dwellings on most residential properties, with a maximum height of 11m and more permissive building recession planes, as a permitted activity. In addition, resource consents may be obtained as a restricted discretionary activity to construct buildings up to 25m in height with no limit to the number of residential units (i.e.: density). The submitters considers these greater residential densities and more permissive building standards are likely to generate greater potential for reverse sensitivity effects that may affect the ongoing operation, maintenance and upgrade of their facilities which are a physical resource that must be managed under the Act.	Retain the HRZ (high density residential zone) chapter, with amendment to HRZ-P6 (Multi-unit housing).
Residential Zones / High Density Residential Zone / General HRZ	Henry Bartholomew Nankivell Zwart	378.18	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the HRZ (High density residential zone) is more enabling of small-scale public-facing commercial activities.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / General HRZ	Kāinga Ora Homes and Communities	391.432	Amend	<p>Considers that the High Density Residential Zone should apply to areas that extend:</p> <ul style="list-style-type: none"> i. 15-20min/1500m walkable catchment from the edge of the City Centre Zone ii. 15min/800m walkable catchment from the edge of MCZ and from existing and planned rapid transit stops (including the Johnsonville Line) iii. 10 min/400-800m walkable catchment from Town Centre Zones. <p>[Refer to original submission for full reason, including Appendix 4]</p>	<p>Seeks that High Density Residential Zones extend:</p> <ul style="list-style-type: none"> i. 15-20min/1500m walkable catchment from the edge of the City Centre Zone ii. 15min/800m walkable catchment from the edge of MCZ and from existing and planned rapid transit stops (including the Johnsonville Line) iii. 10 min/400-800m walkable catchment from Town Centre Zones. <p>[Refer to original submission, Appendix 4 for proposed walkable catchment mapping]</p>
Residential Zones / High Density Residential Zone / General HRZ	Kāinga Ora Homes and Communities	391.433	Support in part	The Introduction of the High Density Residential Zone in the Proposed District Plan is supported, but amendments consistent with the spatial extent and heights are sought.	Retain the Introduction of the High Density Residential Zone with amendment.
Residential Zones / High Density Residential Zone / General HRZ	Kāinga Ora Homes and Communities	391.434	Amend	Considers that the Introduction of the High Density Residential Zone should be amended.	<p>Amend the Introduction of the High Density Residential Zone as follows:</p> <p>he High Density Residential Zone encompasses areas of the city located near to the City Centre Zone, Johnsonville City Centre Zone, Metropolitan Centre Zones, Town Centre Zones and Kenepepe and Tawa railway stations. These areas are used predominantly for residential activities with a high concentration and bulk of buildings and other compatible activities.</p> <p>...</p> <p>The High Density Residential Zone provides for a range of housing types at a greater density and scale than the Medium Density Residential Zone. It gives effect to the requirements of the RMA to <u>provide for well functioning urban environments by allowing for three intensive development residential units of up to 6 storeys in all areas of the HRZ and up to 12 storeys in areas of high accessibility to key centres three storeys on a site, and also by enabling multi-unit housing of up to six storeys through a resource consent process subject to standards and design guidance.</u></p> <p>...</p>
Residential Zones / High Density Residential Zone / General HRZ	Matthew Tamati Reweti	394.17	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the HRZ is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	David Cadman	398.16	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the HRZ is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Lucy Harper and Roger Pemberton	401.88	Oppose	<p>Opposes extent of High Density Residential Zone in Mount Victoria. The areas to the south of Vogel Street are predominantly high density zone in the plan except for small character areas.</p> <p>Submitter considers that that the Earls Terrace and Port Street/Stafford Street area has qualities, including visibility which should qualify it as a character area. The submitter considers that Earls Terrace and Port Street/Stafford Street area has a particularly charming ambience and modification to the houses has generally been in keeping with the Mt Victoria architecture.</p>	Remove High Density Residential Zone from Earls Terrace, Port Street and Stafford Street area.
Residential Zones / High Density Residential Zone / General HRZ	Investore Property Limited	405.52	Support	Supports the provision of six storey residential development in the wider Johnsonville catchment.	Not specified.
Residential Zones / High Density Residential Zone / General HRZ	Investore Property Limited	405.53	Support	Supports the provision of a broad area of six storey High Density Residential zoning in the wider Johnsonville catchment. Submitter considers that this gives effect to the NPS-UD and reflects the status of Johnsonville as a Metropolitan Centre.	Retain the the provision for six storey high density zoning within the wider Johnsonville catchment as notified.
Residential Zones / High Density Residential Zone / General HRZ	Investore Property Limited	405.54	Oppose	<p>Considers that the exclusion of the Johnsonville rail line from "rapid transit" and high density residential zoning within catchments of a train station is inappropriate and inconsistent with the NPS-UD, Wellington Regional Land Transport Plan and Change 1 to the Wellington Regional Policy Statement.</p> <p>[Refer to original submission for full reason].</p>	Opposes the exclusion of the walkable catchments of the Johnsonville rail line from the High Density Residential Zone. Seeks that the Johnsonville train line is identified as rapid transit and high density residential zoning applies in accordance with Policy 3 of the NPS-UD.

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Residential Zones / High Density Residential Zone / General HRZ	KiwiRail Holdings Limited	408.120	Amend	<p>Considers the Proposed Plan does not recognise rail as a qualifying matter. KiwiRail seeks that the railway corridor be identified as a qualifying matter and be applied to impose building setback requirements from the rail boundary.</p> <p>The High Density Residential Zone adjoins the rail corridor in several suburbs in Wellington City, including Johnsonville, Tawa and Keneperu. KiwiRail support urban development, including around transport nodes, and recognises the benefits of co-locating housing near transport corridors.</p> <p>However, it is critical that the Proposed Plan provides for adequate management of the interface between urban development and lawfully established, critical infrastructure, such as the railway network. This is necessary to ensure our communities are built in healthy living environments, and the railway network can operate and develop in the future without constraint. An integrated and proactive approach to planning is critical to support the overall vision of our urban environments, and to ensure that our transport network can support the increasing growth and housing intensification.</p> <p>The nature of railway operations means KiwiRail cannot fully internalise all its effects within the railway corridor boundaries. Environmental legislation and caselaw recognises the lawful emission of such effects. Increasing development around railway corridors consequentially means the introduction of more sensitive receivers to adverse effects of existing and lawful railway activities. With a likely increase in sensitive activities forecast to locate in proximity to the railway corridor as a result of the Amendment Act, KiwiRail is concerned that without appropriate planning measures in place at a territorial level, the risk of adverse health and amenity effects impacting people locating in proximity to the railway corridor, and reverse sensitivity effects constraining our operations is significantly elevated.</p> <p>For this reason, it is essential that the Proposed Plan appropriately manages the development of new sensitive activities in proximity to the railway corridor.</p>	<p>Amend the HRZ Introduction as follows:</p> <p>There are parts of the High Density Residential Zone where the permitted development, height or density directed by the NPS-UD may be modified by qualifying matters. These include the following:</p> <ul style="list-style-type: none"> - Stream corridors and overland flow paths (refer to Natural Hazards Chapter); - Heritage buildings, heritage structures and heritage areas (refer to Historic Heritage Chapter); - Notable trees (refer to Notable Trees Chapter); and - Sites and areas of significance to Māori (refer to Sites and Areas of Significance to Māori Chapter). <p>- Railway corridor (building set back from rail boundary); (refer to HRZ-S4).</p>
Residential Zones / High Density Residential Zone / General HRZ	Emma Osborne	410.12	Amend	<p>Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.</p>	<p>Seeks that a new standard is added requiring that developments in the High Density Residential Zone adequately accommodate active travel as the building users' first-best choice for accessing it.</p>
Residential Zones / High Density Residential Zone / General HRZ	Willis Bond and Company Limited	416.72	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 [Refer to original submission for full reason].</p>	<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.</p>
Residential Zones / High Density Residential Zone / General HRZ	Luke Stewart	422.12	Amend	<p>[No specific reason given beyond decision requested - refer to original submission].</p>	<p>Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.</p>

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Residential Zones / High Density Residential Zone / General HRZ	Johnsonville Community Association	429.33	Oppose	Supports medium density residential standards as they allow 3 dwellings up to 3 storeys in height in all residential zones. This would enable higher levels of development than is currently proposed in the Draft District Plan in the General Residential and Medium Density Residential Zones	Not specified.
Residential Zones / High Density Residential Zone / General HRZ	Johnsonville Community Association	429.34	Oppose	<p>Considers that Johnsonville East should not be in the HDRZ.</p> <p>The Johnsonville Walkable Catchment testing report says that walking network model does not account for the quality or perceived safety of walking routes and pathways.</p> <p>MfE guidance on NPS-UD leaves walking catchment size and "Path quality" up to local councils but does recommend that certain factors are taken into account when determining walking catchment (Full reference in original submission).</p> <p>Considers that Johnsonville East (Map on original submission) should be excluded from High Density Residential Zone on the basis that it has poor pedestrian access, inconsistency with MfE recommended factors, it's accessible via steps, and that in 2013 the Environment Court rejected the claim that Johnsonville East was walkable accessible and WCC agreed to remove it from MDRA.</p> <p>[See original submission for full reason]</p>	<p>Opposes High Density Residential Zoning in Johnsonville East (Area A on original submission map, page 25).</p> <p>[Inferred Decision Requested]</p>
Residential Zones / High Density Residential Zone / General HRZ	Johnsonville Community Association	429.35	Oppose	<p>Considers that Middleton Road should not be in the HDRZ.</p> <p>The Johnsonville Walkable Catchment testing report says that walking network model does not account for the quality or perceived safety of walking routes and pathways.</p> <p>MfE guidance on NPS-UD leaves walking catchment size and "Path quality" up to local councils but does recommend that certain factors are taken into account when determining walking catchment (Full reference in original submission).</p> <p>Considers that Middleton Road area (Map on original submission page 25) is excluded from High Density Residential Zoning because it is not walking accessible. Middleton Road area has a busy arterial road with limited crossing areas, is inconsistent with many of the MfE factors, and that in 2013 Environment Court rejected WCC claim that the area was walking accessible and it was removed from MDRA.</p> <p>[See original submission for full reason]</p>	<p>Opposes High Density Residential Zoning in Middleton Road (Area B on original submission map, page 25).</p> <p>[Inferred Decision Requested]</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / General HRZ	Johnsonville Community Association	429.36	Oppose	<p>Considers that Woodland Road/Prospect Terrace should not be in the HDRZ.</p> <p>The Johnsonville Walkable Catchment testing report says that walking network model does not account for the quality or perceived safety of walking routes and pathways.</p> <p>MfE guidance on NPS-UD leaves walking catchment size and "Path quality" up to local councils but does recommend that certain factors are taken into account when determining walking catchment (Full reference in original submission).</p> <p>Considers that Woodland Road/Prospect Terrace is not walking accessible, as it requires walking on a steep and narrow road. It is inconsistent with many of the MfE factors. High rise along this ridge will also have an impact on visual amenity.</p> <p>[See original submission for full reason]</p>	<p>Opposes High Density Residential Zoning in Woodland Road/Prospect Terrace (Area C on original submission map, page 25).</p> <p>[Inferred Decision Requested]</p>
Residential Zones / High Density Residential Zone / General HRZ	Johnsonville Community Association	429.37	Oppose	<p>Considers that Cortina Avenue should not be in the HDRZ.</p> <p>The Johnsonville Walkable Catchment testing report says that walking network model does not account for the quality or perceived safety of walking routes and pathways.</p> <p>MfE guidance on NPS-UD leaves walking catchment size and "Path quality" up to local councils but does recommend that certain factors are taken into account when determining walking catchment (Full reference in original submission).</p> <p>Considers that Cortina Avenue is beyond the 10 minute walking catchment, the central government medium density standards will render the special zoning in the PDP no longer relevant.</p> <p>[See original submission for full reason]</p>	<p>Opposes High Density Residential Zoning in Cortina Avenue (Area D on original submission map, page 25).</p> <p>[Inferred Decision Requested]</p>
Residential Zones / High Density Residential Zone / General HRZ	Miriam Moore	433.13	Amend	<p>Considers that housing along more accessible routes is essential in Wellington where terrain is a constant challenge to accessibility. Public transport users are likely to walk further for trains, and having an efficient bus service as a faster option should not lessen a train line's suitability as an MRT line, but enhance it.</p>	<p>Seeks to include high density along Mass Rapid Transit</p>
Residential Zones / High Density Residential Zone / General HRZ	Miriam Moore	433.14	Amend	<p>Considers that Council should be active in looking for acquisition opportunities for more small and functional parks in the HRZ. Smaller yards and smaller homes need to be brought in hand-in-hand with more spaces for people of all ages and abilities to spend time outside.</p>	<p>Seeks more green spaces within the High Density Residential Zone.</p>
Residential Zones / High Density Residential Zone / General HRZ	Miriam Moore	433.15	Amend	<p>Considers the HRZ provisions should be more enabling provisions of small-scale public commercial activities like corner stores/coffee shops to help keep these areas convenient and active, subject to matters of discretion.</p>	<p>Seek that more public and private community activities are enabled as a Discretionary Restricted activity within the High Density Residential Zone.</p>
Residential Zones / High Density Residential Zone / General HRZ	Michelle Rush	436.15	Amend	<p>Considers that the HRZ should be revised to reflect the walking catchments of the Johnsonville line as a rapid transit route. All other consequential amendments to the plan's sections should also be made to give effect to this.</p>	<p>Seeks that the High Density Residential Zone be revised to reflect the walking catchments of the Johnsonville Line as a Rapid Transit Line</p>
Residential Zones / High Density Residential Zone / General HRZ	Michelle Rush	436.16	Support	<p>Objectives in the HRZ chapter are supported as they balance the need for intensification with environmental safeguards.</p>	<p>Retain Objectives in the High Density Residential Zone chapter as notified.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / General HRZ	Kirsty Woods	437.8	Amend	Opposes the High Density Residential zoning for suburban Newtown. High density zoning in this area fails to address effects adequately, including loss of sunlight, adverse effects associated with demolition and rebuilding and loss of green spaces. Considers that there is an excess of housing provided through the proposed district plan above what is required. By creating much larger areas to enable 6 storey buildings than is likely to be required, the council is promoting unnecessary adverse effects on existing housing. Considers that the alternative extent provided in the Red Design Architects submission is more appropriate.	Seeks that High Density Zoning in Newtown is limited to the extent indicated in the Red Design Architects and Newtown Residents Association submissions. Seeks that all other areas are rezoned as Medium Density Residential.
Residential Zones / High Density Residential Zone / General HRZ	Newtown Residents' Association	440.25	Amend	Considers that Newtown's residential streets outside the suburban centre should be classified as MRZ. In particular the zoning of several blocks around the Newtown suburban centre for heights of up to 21m seems unnecessary and counter productive to maintaining a well functioning urban environment. Allowing 6-storey development blocks in low-rise residential areas would have damaging effects on the value of neighbouring houses. Furthermore, combining terraced homes, typically of 3 storeys, with 6 storey apartment blocks doesn't give good results unless the sites are carefully planned.	Seeks that Newtown's residential streets outside the suburban centre be rezoned as Medium Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Kathryn Lethbridge	442.4	Oppose	Opposes the High Density Residential Zoning of the Hobson Precinct (between Murphy Street and Hobson Street/Davis Street and the motorway) and considers that this should be rezoned as MRZ. Considers that MRZ for the Hobson Precinct meets the Government requirements for development and is more appropriate given the existing nature of the area and potential for inappropriate development.	Opposes the zoning of the Hobson Precinct (between Murphy Street and Hobson Street/Davis Street and the motorway) as High Density Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Kay Larsen	447.14	Oppose	Considers that the make up of the area is already dense enough to be considered High-Density. Considers that the terrace is too small to accommodate further traffic from high density development. Considers that the infrastructure on TheTerrace South is insufficient for further development. Considers that the hillside is steep and inappropriate for 6 storey development. Considers that there are many pathways, shortcuts, large old trees, housing and Boyd Wilson Sports Field scattered in the area. [See original submission for full reason]	Opposes High Density Residential Zoning in Southern Terrace (Area between Abel Smith Street, Ghuznee Street, Terrace and including St John Street and Abel Smith Street extension).
Residential Zones / High Density Residential Zone / General HRZ	John Wilson	453.9	Not specified	[No specific reason given beyond decision requested - refer to original submission]	Seeks clarification in relation to zoning around Metropolitan Centre Zones - why High Density Residential rules also apply to the Johnsonville centre compared to the Kilbirnie residential centre. [Inferred decision requested]
Residential Zones / High Density Residential Zone / General HRZ	John Wilson	453.10	Oppose	Opposes the provisions in the Plan relating to "Kenepuru and Tawa railway stations Zone/Zones". [Refer to original submission for full reason]	Delete all provisions related to "Kenepuru and Tawa railway stations Zone/Zones". [Inferred decision requested]
Residential Zones / High Density Residential Zone / General HRZ	John Wilson	453.11	Not specified	Considers that there are no definition links from the "High Density residential" page as for the "City Centre Zone", which has a definition of the applicable zone rules.	Seeks that definition links are added to the High Density Residential wording in the introduction of the chapter. [inferred decision requested]

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / General HRZ	Rachel Underwood	458.7	Oppose	Considers that under the proposed plan, the character of suburbs like Mt Victoria, Newtown, Island Bay, Kelburn, Thorndon, Aro Valley, parts of Brooklyn, Ngaio is at risk if developers place six-storey blocks. [Refer to original submission for full reason]	Seeks to remove provisions relating to six storey requirements. [Inferred decision requested]
Residential Zones / High Density Residential Zone / General HRZ	Greater Brooklyn Residents Association Inc's	459.9	Amend	The submitter has concerns on the shading of private properties. [Refer to original submission for full reason]	Seeks clarity and stricter standards for shading, recession planes privacy, outlook space and solar access in the High Density residential zones. [inferred decision requested].
Residential Zones / High Density Residential Zone / General HRZ	Daniel Christopher Murray Grantham	468.5	Amend	Supports larger walking catchments for intensification around mass transit hubs.	Seeks that walking catchments around mass transit hubs are increased to a 15 minute walking catchment. [Inferred decision requested].
Residential Zones / High Density Residential Zone / General HRZ	Stride Investment Management Limited	470.22	Support	Supports the area zoned as High Residential and the associated six storey allowance in the wider Johnsonville catchment.	Retain the High Density Residential Zoning (21m) in the wider Johnsonville catchment.
Residential Zones / High Density Residential Zone / General HRZ	Alicia Hall on behalf of Parents for Climate Aotearoa	472.18	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Catherine Penetito	474.2	Oppose	Opposes the HRZ of Arlington Street. Considers that the District Plan encourages a variety of housing types, sizes and tenure which will be lost in Arlington Street without a zone change. CC-03 (Urban form and scale) states that development should be consistent with the strategic goal (5) of a natural environment protected, enhanced and integrated into the urban environment. Without a zone change, the very small reserve at the corner of Arlington and Torrens Terrace, enjoyed by locals for its sunshine, could be overshadowed by high-rise development.	Seeks that the part of Arlington Street currently occupied by privately owned housing should be zoned as General Residential Zone.
Residential Zones / High Density Residential Zone / General HRZ	Catherine Penetito	474.3	Oppose	Opposes the HRZ of Taranaki Street. Considers that preventing further development on Taranaki Street will enable the opportunity in the future to open up the park to become a more fitting National site for the capital city.	Seeks that no further development takes place on Taranaki Street.
Residential Zones / High Density Residential Zone / General HRZ	Te Rūnanga o Toa Rangatira	488.76	Amend	Concerned that the Residential Design Guide is not given consideration and referred to in any relevant rules for the High Density Residential Zone	Amend appropriate parts of the High Density Residential Zone rules to reflect that they will give effect to Residential Design Guide. [Inferred decision requested]
Residential Zones / High Density Residential Zone / General HRZ	Jonathan Markwick	490.21	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that where building height limits and recession planes and setbacks are mentioned in the PDP, these are made universally consistent with the Coalition for More Homes' Alternative medium density residential standards.
Residential Zones / High Density Residential Zone / General HRZ	Jonathan Markwick	490.22	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the High Density Residential Zone is more enabling of small-scale public-facing commercial activities.
Residential Zones / High Density Residential Zone / General HRZ	Jonathan Markwick	490.23	Amend	Considers that six storey high density residential buildings should be allowed in all of Kelburn (with a viewshaft protection from the top of the cable car) to help accommodate demand for student and staff housing close to Victoria University's Kelburn Campus. Students and staff have extremely high rents with a restricted housing supply in Kelburn.	Seeks that six storey high density residential buildings is allowed in all of Kelburn (with a viewshaft protection from the top of the cable car).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / General HRZ	Jonathan Markwick	490.24	Amend	<p>Considers that six storey high density residential buildings should be allowed in all of Oriental Bay including Hay Street and Grass Street.</p> <p>This suburb is the easiest suburb to walk to from the city centre (from a traffic safety and scenery point of view). Oriental Bay is also the only suburb that is connected to the city centre with a continuous traffic-free cycle path.</p>	Considers that six storey high density residential buildings should be allowed in all of Oriental Bay including Hay Street and Grass Street.
Residential Zones / High Density Residential Zone / General HRZ	Jonathan Markwick	490.25	Amend	<p>Considers that MRZ-PREC02 (Mt Victoria North Townscape Precinct) should be removed to allow for six storey high density residential buildings where SCHED 3 - Heritage Areas do not apply (such as McFarlane Street).</p> <p>Restrictive rules protecting Character Precincts should not be a priority and is morally wrong when we are experiencing a massive shortage of housing and a housing crisis.</p>	Seeks that six storey high density residential buildings are allowed in the areas currently encompassed by the Mount Victoria North Townscape Precinct which do not overlap with SCHED3 - Heritage Areas and that if needed, lower height controls (than six storeys) can be applied for the properties immediately neighbouring St Gerard's.
Residential Zones / High Density Residential Zone / General HRZ	Jonathan Markwick	490.26	Amend	<p>Considers that restrictive rules protecting Character Precincts should not be a priority and is morally wrong when we are experiencing a massive shortage of housing and a housing crisis).</p>	Seeks that six storey high density residential buildings is allowed in the areas currently encompassed by Mount Victoria Character Precincts which are outside the SCHED3 - Heritage Areas.
Residential Zones / High Density Residential Zone / General HRZ	John McSoriley and Pierre David	493.8	Oppose	<p>Opposes the high density residential zone building height limit of 21m (or six storeys) for the Lower Kelburn area of Easedale St; Kinross St; Bolton St; Wesley Rd; Aurora Terrace; Clifton Terrace; San Sebastian Rd; Everton Terrace; Onslow Terrace, Talavera Terrace; Clermont Terrace; Salmont Place; Salamanca Road (as far as Kelburn Park), Gladstone Terrace and Rawhiti Terrace near the cable car.</p> <p>The area is difficult and steep terrain which would impeded large scale development.</p> <p>The residential character of one or two-storey housing is a complete contrast with the intense urban development on the other side of the motorway. Limited vehicle traffic contrasts with the developed urban area of the central city and a significant number of pedestrians / cyclists pass through the area.</p> <p>The area has a high degree of green space and provides a sympathetic, appropriate interface with, and approach to, the Botanic Gardens, Norwood Rose Garden, Anderson Park, and the Bolton St Cemetery.</p> <p>Many residences have associations with important people and many of these are in original historic condition. Limited sun hours are available. The area in its present state is an intrinsic element in the character and look of the city itself.</p> <p>[Refer to original submission for full reasons].</p>	Seeks that a maximum building height of 11m applies in the area encompassing the Lower Kelburn area (Easedale St; Kinross St; Bolton St; Wesley Rd; Aurora Terrace; Clifton Terrace; San Sebastian Rd; Everton Terrace; Onslow Terrace, Talavera Terrace; Clermont Terrace; Salmont Place; Salamanca Road (as far as Kelburn Park), Gladstone Terrace and Rawhiti Terrace near the cable car).

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / General HRZ	John McSoriley and Pierre David	493.9	Oppose	<p>Opposes the building height limit of 21m (or six storeys) for the inner suburbs area of west of Kinross Street and Clifton Terrace, broadly bounded by San Sebastian Road, Wesley Road and Bolton Street.</p> <p>The area is difficult and steep terrain which would impeded large scale development.</p> <p>The residential character of one or two-storey housing is a complete contrast with the intense urban development on the other side of the motorway. Limited vehicle traffic contrasts with the developed urban area of the central city and a significant number of pedestrians/cyclists pass through the area.</p> <p>The area has a high degree of green space and provides a sympathetic, appropriate interface with, and approach to, the Botanic Gardens, Norwood Rose Garden, Anderson Park, and the Bolton St Cemetery.</p> <p>Many residences have associations with important people and many of these are in original historic condition.</p> <p>Limited sun hours are available.</p> <p>The area in its present state is an intrinsic element in the character and look of the city itself.</p> <p>[Refer to original submission for full reasons].</p>	Seeks that a maximum building height of 11m applies to an areasthat encompassess west of Kinross Street and Clifton Terrace, broadly bounded by San Sebastian Road, Wesley Road and Bolton Street.
Residential Zones / High Density Residential Zone / General HRZ	John McSoriley and Pierre David	493.10	Oppose	<p>Opposes the building height limit of 21m (or six storeys) for the inner suburbs area broadly centred around Clifton Terrace and Talavera Terrace.</p> <p>The area is difficult and steep terrain which would impeded large scale development.</p> <p>The residential character of one or two-storey housing is a complete contrast with the intense urban development on the other side of the motorway. Limited vehicle traffic contrasts with the developed urban area of the central city and a significant number of pedestrians/cyclists pass through the area.</p> <p>The area has a high degree of green space and provides a sympathetic, appropriate interface with, and approach to, the Botanic Gardens, Norwood Rose Garden, Anderson Park, and the Bolton St Cemetery.</p> <p>Many residences have associations with important people and many of these are in original historic condition.</p> <p>Limited sun hours are available.</p> <p>The area in its present state is an intrinsic element in the character and look of the city itself.</p> <p>[Refer to original submission for full reasons].</p>	Seeks that a maximum buil;ding height of 11m applies to an area encompassing Clifton Terrace and Talavera Terrace..
Residential Zones / High Density Residential Zone / New HRZ	Zoe Ogilvie-Burns	131.11	Amend	<p>Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.</p>	Seeks that a new standard is added requiring that developments in the High Density Residential Zone adequately accommodate active travel as the building users' first-best choice for accessing it.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / New HRZ	Anne Lian	132.14	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that developments in the High Density Residential Zone adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Ingo Schommer	133.13	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that developments in the High Density Residential Zone adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Olivier Reuland	134.16	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that developments in the High Density Residential Zone adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Grant Buchan	143.22	Amend	Considers that for higher density zoning in city centres developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that developments adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Grant Buchan	143.23	Amend	Considers that universal accessibility should be a non-negotiable for all developments.	Seeks that universal accessibility is a non-negotiable for all developments in high density zones.
Residential Zones / High Density Residential Zone / New HRZ	Jill Ford	163.14	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that HRZ (High Density Residential Zone) developments should adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Jill Ford	163.15	Amend	Considers that HRZ developments should provide universal accessibility as a non-negotiable.	Seeks that a new standard is added requiring that HRZ (High Density Residential Zone) developments provide universal accessibility as a non-negotiable.
Residential Zones / High Density Residential Zone / New HRZ	Amos Mann	172.23	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that High Density Residential Zone developments should adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Patrick Wilkes	173.22	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that High Density Residential Zone developments should adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Pete Gent	179.17	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that High Density Residential Zone developments should adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Pete Gent	179.18	Amend	Considers that HRZ developments should provide universal accessibility as a non-negotiable.	Seeks that a new standard is added requiring that High Density Residential Zone developments provide universal accessibility as a non-negotiable.
Residential Zones / High Density Residential Zone / New HRZ	James Harris	180.11	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it. [Refer to original submission for full details].	Seeks that a new standard is added requiring that High Density Residential Zone developments should adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	James Harris	180.12	Amend	Considers that HRZ developments should provide universal accessibility as a non-negotiable.	Seeks that a new standard is added requiring that High Density Residential Zone developments provide universal accessibility as a non-negotiable.
Residential Zones / High Density Residential Zone / New HRZ	Historic Places Wellington	182.29	Amend	Considers that a policy similar to that requiring new development to positively contribute to the sense of place, quality and amenity of the Neighbourhood Centre Zone by ensuring that development responds to the site context, particular where it is located adjacent to a scheduled site of significant to Māori, heritage buildings, structures or areas, character precincts, and other areas should be added.	Add a new Policy with equivalent wording to NCZ-P7 (Quality design – neighbourhood and townscape outcomes) in the High Density Residential Zone.
Residential Zones / High Density Residential Zone / New HRZ	Peter Nunns	196.18	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that developments in the High Density Residential Zone adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Peter Nunns	196.19	Amend	Considers that HRZ developments should provide universal accessibility.	Seeks that a new standard is added requiring that High Density Residential Zone developments provide universal accessibility.
Residential Zones / High Density Residential Zone / New HRZ	Andrew Flanagan	198.15	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that developments in the High Density Residential Zone adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Andrew Flanagan	198.16	Amend	Considers that HRZ developments should provide universal accessibility as a non-negotiable.	Seeks that a new standard is added requiring that HRZ developments provide universal accessibility as a non-negotiable.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / New HRZ	Alan Fairless	242.22	Amend	Considers that the District Plan include Sunlight provisions in ALL Residential Zones.	Seeks that the District Plan include Sunlight provisions in High Density Residential Zones.
Residential Zones / High Density Residential Zone / New HRZ	Fire and Emergency New Zealand	273.190	Amend	Seeks the addition of a new rule for 'emergency service facilities' for the reasons set out in the previous feedback point on the proposed definitions of 'emergency service facilities'. New fire stations may be necessary in order to continue to achieve emergency response time commitments where development occurs, and populations change. In this regard it is noted that FENZ is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. FENZ considers that adding a new rule for Emergency Service Facilities provides for emergency service facilities in this zone as a permitted activity. This will provide for health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations	Add new HRZ rule: <u>HRZ-RX:</u> <u>Emergency Service Facilities</u> <u>Activity Status: Permitted</u>
Residential Zones / High Density Residential Zone / New HRZ	Phillippa O'Connor	289.28	Support	Considers that commercial activities should be able to establish within the residential zones, and that the list of permitted activities is too small and should have a baseline of 100m2 for dairies, restaurants and cafes.	Add a new rule as follows: <u>HRZ-R11 – Dairies, cafes and restaurants</u> <u>1. Activity status: Restricted Discretionary</u> <u>Where:</u> <u>a. The maximum GFA is 100m2</u> <u>Matters of discretion are:</u> <u>1. Infrastructure and servicing</u> <u>2. Effects on neighbourhood character, residential amenity, safety and the surrounding residential area from building scale, form and appearance; traffic; noise; lighting; and hours of operation</u>
Residential Zones / High Density Residential Zone / New HRZ	Hilary Watson	321.16	Amend	Considers that Carrara Park should have 11m height control right round its boundary to get maximum possible sun all year round. Part of the properties around the park are currently inappropriately classified under Building Height Control 2 (21m).	Seeks that all development around Carrara Park is subject to a maximum height limit of 11 metres.
Residential Zones / High Density Residential Zone / New HRZ	Retirement Villages Association of New Zealand Incorporated	350.148	Amend	Considers that Objective 1 of the MDRS must be integrated into the Proposed Plan.	Add new 'well-functioning urban environment' objective in the High Density Residential Zone as follows: <u>HRZ-OX Well-functioning urban environment</u> <u>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</u>
Residential Zones / High Density Residential Zone / New HRZ	Retirement Villages Association of New Zealand Incorporated	350.149	Support	Considers that a policy regarding the intensification opportunities provided by larger sites and a policy recognising the changing nature of communities should be integrated into the Proposed Plan.	Add the following new policies in the High Density Residential Zone: <u>HRZ-PX Larger sites</u> <u>Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u> <u>RESZ-PX Changing communities</u> <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / New HRZ	Retirement Villages Association of New Zealand Incorporated	350.150	Amend	Considers that a policy regarding the intensification opportunities provided by larger sites and a policy recognising the changing nature of communities should be integrated into the Proposed Plan.	Add the following new policies in the High Density Residential Zone: <u>HRZ-PX Larger sites</u> <u>Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u> <u>RESZ-PX Changing communities</u> <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u>
Residential Zones / High Density Residential Zone / New HRZ	Retirement Villages Association of New Zealand Incorporated	350.151	Support	Considers that it would be appropriate to enable the density standards to be utilised as a baseline for the assessment of the effects of developments.	Add new 'Role of density standards' policy in the High Density Residential Zone as follows: <u>HRZ-PX Role of density standards</u> <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>
Residential Zones / High Density Residential Zone / New HRZ	Retirement Villages Association of New Zealand Incorporated	350.152	Amend	Considers that it would be appropriate to enable the density standards to be utilised as a baseline for the assessment of the effects of developments.	Add new 'Role of density standards' policy in the High Density Residential Zone as follows: <u>HRZ-PX Role of density standards</u> <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>
Residential Zones / High Density Residential Zone / New HRZ	Waka Kotahi	370.327	Amend	Considers that the inclusion of a permitted land use rule to provide for mixed use development in multi-unit housing supports the outcomes of the zone and in the NPS-UD.	Add a new Rule to the High Density Residential Zone chapter as follows: <u>HRZ-R2x Commercial activities</u> <u>Activity status: Permitted</u> <u>Where</u> <u>a. They are integrated into a multi-unit residential development;</u> <u>b. In apartment buildings, commercial activities are at street level.</u>
Residential Zones / High Density Residential Zone / New HRZ	Envirowaste Services Ltd	373.17	Amend	Considers that the proposed standards for permitted residential activities do not provide for rubbish/recycling storage. It is proposed that a standard be provided to allow for appropriate storage of a minimum standard.	Seeks that a new standard be added in the Medium Density Residential Zone chapter allowing for appropriate rubbish and recycling storage of a minimum standard.
Residential Zones / High Density Residential Zone / New HRZ	Henry Bartholomew Nankivell Zwart	378.19	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that HRZ (High density rdevelopments should adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Henry Bartholomew Nankivell Zwart	378.20	Amend	Considers that HRZ developments should provide universal accessibility as a non-negotiable.	Seeks that a new standard is added requiring that HRZ (High Density Residential Zone) developments provide universal accessibility as a non-negotiable.
Residential Zones / High Density Residential Zone / New HRZ	Matthew Tamati Reweti	394.18	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that HRZ developments should adequately accommodate active travel.
Residential Zones / High Density Residential Zone / New HRZ	Matthew Tamati Reweti	394.19	Amend	Considers that HRZ developments should provide universal accessibility as a non-negotiable.	Seeks that a new standard is added requiring that HRZ developments provide universal accessibility as a non-negotiable.
Residential Zones / High Density Residential Zone / New HRZ	David Cadman	398.17	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	David Cadman	398.18	Amend	Considers that HRZ developments should provide universal accessibility as a non-negotiable.	Seeks that a new standard is added requiring that HRZ developments provide universal accessibility as a non-negotiable.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / New HRZ	Ministry of Education	400.99	Amend	Considers that the HRZ objectives do not sufficiently provide for additional infrastructure/ educational facilities. Therefore, the submitter supports the inclusion of a new objective as sought.	Add new objective to HRZ (High Density Residential Zone) as follows: <u>HRZ-OX</u> <u>Non-Residential activities</u> <u>Non-residential activities are in keeping with the amenity of the High Density Residential zone and provide for the community's social, economic, and cultural wellbeing [Inferred decision requested]</u>
Residential Zones / High Density Residential Zone / New HRZ	Lucy Harper and Roger Pemberton	401.89	Amend	Submitter is concerned that there appears to be no provisions that recognise the possible adverse effects of development and especially intensive development adjacent to the heritage area, on the values identified. For the Doctors Common Heritage area the adjoining zoning is high density. The submitter considers that it is hard to see how development to that extent would not compromise the values for which the Heritage Area is recognised.	Add new provisions within the Proposed District Plan to protect the Doctors' Common Heritage Area from possible adverse effects of intensive development adjacent to the heritage area (inferred decision requested).
Residential Zones / High Density Residential Zone / New HRZ	Wellington Heritage Professionals	412.76	Amend	Considers that the chapter should include a policy similar to NZC-P7 ensuring that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.	Add a policy similar to NCZ-P7 (Quality design – neighbourhood and townscape outcomes) ensuring that development responds to site context, where it is located adjacent to a site of significance to Māori, heritage place or character precinct.
Residential Zones / High Density Residential Zone / New HRZ	Luke Stewart	422.13	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that developments in the High Density Residential Zone adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Alicia Hall on behalf of Parents for Climate Aotearoa	472.19	Amend	Considers that HRZ developments should adequately accommodate active travel as the building users' first-best choice for accessing it.	Seeks that a new standard is added requiring that High Density Residential Zone developments should adequately accommodate active travel as the building users' first-best choice for accessing it.
Residential Zones / High Density Residential Zone / New HRZ	Alicia Hall on behalf of Parents for Climate Aotearoa	472.20	Amend	Considers that HRZ developments should provide universal accessibility as a non-negotiable.	Seeks that a new standard is added requiring that High Density Residential Zone developments provide universal accessibility as a non-negotiable.
Residential Zones / High Density Residential Zone / New HRZ	Christina Mackay	478.14	Amend	Considers that where heritage listed sites are in HDRZ, the submitter support special height and design controls on those nearby sites to protect context and curtilage setting of heritage listed buildings.	Seeks provisions within High Density Residential Zone to provide for height and design controls for heritage listed sites within zone.
Residential Zones / High Density Residential Zone / HRZ-O1	Stratum Management Limited	249.19	Amend	Considers that HRZ-O1 references 3-storey buildings and that this appears to be an error that should refer to 6-storey buildings.	Amend HRZ-O1 (Purpose) to refer to 6-storey buildings.
Residential Zones / High Density Residential Zone / HRZ-O1	Retirement Villages Association of New Zealand Incorporated	350.153	Support in part	Considers that the current drafting of HRZ-O1 generally aligns with the wording of Objective 2 of the MDRS, however surplus to the requirements of the Act the HRZ-O1 stipulates that the HDR Zone will provide for 'predominantly residential activities'. Considers that this objective conflicts with the MDRS in that it seeks to manage development in the zone in a manner that is inconsistent with the direction provided in the Enabling Housing Act.	Retain HRZ-O1 (Purpose) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-O1	Retirement Villages Association of New Zealand Incorporated	350.154	Amend	Considers that the current drafting of HRZ-O1 generally aligns with the wording of Objective 2 of the MDRS, however surplus to the requirements of the Act the HRZ-O1 stipulates that the HDR Zone will provide for 'predominantly residential activities'. Considers that this objective conflicts with the MDRS in that it seeks to manage development in the zone in a manner that is inconsistent with the direction provided in the Enabling Housing Act.	Amend HRZ-O1 (Purpose) as follows: HRZ-O1 Purpose Residential density The High Density Residential Zone provides for predominantly residential activities and a variety of housing types and sizes that respond to: 1. Housing needs and demand; and 2. The neighbourhood's planned urban built character, including 3-storey buildings.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-01	Retirement Villages Association of New Zealand Incorporated	350.155	Support in part	Considers that the current drafting of HRZ-01 generally aligns with the wording of Objective 2 of the MDRS, however surplus to the requirements of the Act the HRZ-01 stipulates that the HDR Zone will provide for 'predominantly residential activities'. Considers that this objective conflicts with the MDRS in that it seeks to manage development in the zone in a manner that is inconsistent with the direction provided in the Enabling Housing Act.	Retain HRZ-01 (Purpose) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-01	Retirement Villages Association of New Zealand Incorporated	350.156	Amend	Considers that the current drafting of HRZ-01 generally aligns with the wording of Objective 2 of the MDRS, however surplus to the requirements of the Act the HRZ-01 stipulates that the HDR Zone will provide for 'predominantly residential activities'. Considers that this objective conflicts with the MDRS in that it seeks to manage development in the zone in a manner that is inconsistent with the direction provided in the Enabling Housing Act.	Amend HRZ-01 (Purpose) to Add new 'Purpose' objective into the High Density Residential Zone as follows: <u>HRZ-OX Purpose</u> <u>The High Density Residential Zone accommodates predominantly residential activities and a range of compatible non-residential activities.</u>
Residential Zones / High Density Residential Zone / HRZ-01	Retirement Villages Association of New Zealand Incorporated	350.157	Oppose in part	Considers that the current drafting of HRZ-01 generally aligns with the wording of Objective 2 of the MDRS, however surplus to the requirements of the Act the HRZ-01 stipulates that the HDR Zone will provide for 'predominantly residential activities'. Considers that this objective conflicts with the MDRS in that it seeks to manage development in the zone in a manner that is inconsistent with the direction provided in the Enabling Housing Act.	Opposes HRZ-01 (Purpose) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-01	Retirement Villages Association of New Zealand Incorporated	350.158	Amend	Considers that the current drafting of HRZ-01 generally aligns with the wording of Objective 2 of the MDRS, however surplus to the requirements of the Act the HRZ-01 stipulates that the HDR Zone will provide for 'predominantly residential activities'. Considers that this objective conflicts with the MDRS in that it seeks to manage development in the zone in a manner that is inconsistent with the direction provided in the Enabling Housing Act.	Amend HRZ-01 (Purpose) to Add new 'Purpose' objective into the High Density Residential Zone as follows: <u>HRZ-OX Purpose</u> <u>The High Density Residential Zone accommodates predominantly residential activities and a range of compatible non-residential activities.</u>
Residential Zones / High Density Residential Zone / HRZ-01	Waka Kotahi	370.328	Support in part	Support in part.	Retain HRZ-01 (Purpose) with amendments.
Residential Zones / High Density Residential Zone / HRZ-01	Waka Kotahi	370.329	Amend	Considers that enabling up to twelve stories is appropriate in certain areas where the density is supported by services.	Amend HRZ-01 (Purpose) as follows: <u>The High Density Residential Zone provides for predominantly residential activities <u>and mixed use activities that support urban living</u>, and a variety of housing types and sizes that respond to:</u> 1. Housing needs and demand; and 2. <u>The neighbourhood's planned urban built character, including 3-storey buildings, <u>and higher density residential living such as apartments of up to twelve storeys.</u></u>
Residential Zones / High Density Residential Zone / HRZ-01	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.129	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-01 (Purpose) as notified.
Residential Zones / High Density Residential Zone / HRZ-01	WCC Environmental Reference Group	377.366	Support	Considers that increasing density in Wellington in areas well serviced by transportation and facilities is an important part of reducing the city's carbon footprint; reducing congestion and improving economic and social wellbeing.	Retain HRZ-01 (Purpose) as notified.
Residential Zones / High Density Residential Zone / HRZ-01	Kāinga Ora Homes and Communities	391.435	Support in part	Objective HRZ-01 is generally supported, but amendments are sought.	Retain Objective HRZ-01 (Purpose) with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-O1	Kāinga Ora Homes and Communities	391.436	Amend	Considers that HRZ-O1 should be amended to better reflect the density necessary to achieve a well-functioning urban environment anticipated by the NPS-UD and RMA. While this objective comes largely from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (see objective 2), these objectives are mandatory for Medium Density Residential Areas. Therefore, this objective should be adapted to reflect the higher density of the HRZ and to better achieve objective 1 of the RMAA 2021.	Amend Objective HRZ-O1 (Purpose) as follows: The High Density Residential Zone provides for predominantly residential activities and a variety of housing types and sizes that respond to: 1. Housing needs and demand; and 2. The neighbourhood's planned urban built character <u>proximate to Centres and Rapid Transit Stops, including 2-6-12 storey buildings.</u>
Residential Zones / High Density Residential Zone / HRZ-O1	Willis Bond and Company Limited	416.73	Support	Supports the direction of HRZ-O1.	Retain HRZ-O1 (Purpose) as notified.
Residential Zones / High Density Residential Zone / HRZ-O2	Disabled Persons Assembly New Zealand Incorporated	343.6	Support	Supports objective HRZ-O2. Notes that Disabled people currently lack housing choices due to the traditional design of housing not enabling accessibility. Concepts, such as Universal Design, need to be incorporated into the design of all new builds and this can be done with a wide range of housing designs.	Retain HRZ-O2 (Efficient use of land) as notified. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-O2	Retirement Villages Association of New Zealand Incorporated	350.159	Support	Considers that the current drafting of HRZ-O2 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 HRZ-O2 (Efficient use of land) and seeks amendment as follows: Land within the High Density Residential Zone is used efficiently for residential development that: 1. Increases housing supply and choice; 2. May be of a greater density and scale than the Medium Density Residential Zone; and 3. Contributes positively to a more intensive high-density urban living environment.
Residential Zones / High Density Residential Zone / HRZ-O2	Retirement Villages Association of New Zealand Incorporated	350.160	Amend	Considers that the current drafting of HRZ-O2 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'.	Seeks to amend HRZ-O2 (Efficient use of land) as follows: Land within the High Density Residential Zone is used efficiently for residential development that: 1. Increases housing supply and choice; 2. May be of a greater density and scale than the Medium Density Residential Zone; and 3. Contributes positively to a more intensive high-density urban living environment.
Residential Zones / High Density Residential Zone / HRZ-O2	Waka Kotahi	370.330	Support in part	Supports in part.	Retain HRZ-O2 (Efficient use of land) with amendments.
Residential Zones / High Density Residential Zone / HRZ-O2	Waka Kotahi	370.331	Amend	Considers that higher densities should be explicitly provided for and expected in the zone, to better align with the direction of the NPS-UD to achieve a compact urban form.	Amend HRZ-O2 (Efficient use of land) as follows: Land within the High Density Residential Zone is used efficiently for residential development that: 1. Increases housing supply and choice; 2. May be of a <u>Provides for</u> a greater density and scale than the Medium Density Residential Zone; and 3. Contributes positively to a more intensive high-density urban living environment.
Residential Zones / High Density Residential Zone / HRZ-O2	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.130	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-O2 (Efficient use of land) as notified.
Residential Zones / High Density Residential Zone / HRZ-O2	WCC Environmental Reference Group	377.367	Support	Considers that increasing density in Wellington in areas well serviced by transportation and facilities is an important part of reducing the city's carbon footprint; reducing congestion and improving economic and social wellbeing.	Retain HRZ-O2 (Efficient use of land) as notified.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-O2	Kāinga Ora Homes and Communities	391.437	Support in part	Objective HRZ-O2 is generally supported, but amendments are sought.	Retain Objective HRZ-O2 (Efficient use of land) with amendment.
Residential Zones / High Density Residential Zone / HRZ-O2	Kāinga Ora Homes and Communities	391.438	Amend	Considers that HRZ-O2 should be amended to better reflect density outcomes anticipated in the HRZ as outlined elsewhere in the submission.	Amend Objective HRZ-O2 (Efficient use of land) as follows: Land within the High Density Residential Zone is used efficiently for residential development that: 1. Increases housing supply and choice; 2. May be is of a greater density and scale than the Medium Density Residential Zone;...
Residential Zones / High Density Residential Zone / HRZ-O2	Willis Bond and Company Limited	416.74	Support	Supports the direction of HRZ-O2 to provide for more density and scale than the Medium Density Residential Zone and for a more intensive high-density urban living environment. [Refer to original submission for full reason].	Retain HRZ-O2 (Efficient use of land) as notified.
Residential Zones / High Density Residential Zone / HRZ-O3	Fire and Emergency New Zealand	273.191	Support	Supports the policy as it promotes safe and accessible living environments.	Retain HRZ-O3 (Healthy, safe, and accessible living environments) as notified.
Residential Zones / High Density Residential Zone / HRZ-O3	Disabled Persons Assembly New Zealand Incorporated	343.7	Support	Supports objective HRZ-O3 as enabling ease of access for people of all ages and mobility.	Retain HRZ-O3 (Healthy, safe and accessible living environments) as notified. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-O3	Retirement Villages Association of New Zealand Incorporated	350.161	Support	Considers that the current drafting of HRZ-O3 is inconsistent with Objective 1 and Policy 3 of the MDRS. In addition, notes that HRZ-O3 makes reference to 'accessible living environments'. Opposes regulation of internal environments as retirement village operators are best placed to understand the accessibility requirements of their residents and access is addressed by the Building Act.	Retain HRZ-O3 (Healthy, safe, accessible and attractive environments) and seeks amendment to delete reference to "accessible living environments".
Residential Zones / High Density Residential Zone / HRZ-O3	Retirement Villages Association of New Zealand Incorporated	350.162	Support	Considers that the current drafting of HRZ-O3 is inconsistent with Objective 1 and Policy 3 of the MDRS. In addition, notes that HRZ-O3 makes reference to 'accessible living environments'. Opposes regulation of internal environments as retirement village operators are best placed to understand the accessibility requirements of their residents and access is addressed by the Building Act.	Retain HRZ-O3 (Healthy, safe, accessible and attractive environments) as notified.
Residential Zones / High Density Residential Zone / HRZ-O3	Retirement Villages Association of New Zealand Incorporated	350.163	Amend	Considers that the current drafting of HRZ-O3 is inconsistent with Objective 1 and Policy 3 of the MDRS. In addition, notes that HRZ-O3 makes reference to 'accessible living environments'. Opposes regulation of internal environments as retirement village operators are best placed to understand the accessibility requirements of their residents and access is addressed by the Building Act.	Seeks to amend HRZ-O3 (Healthy, safe, accessible and attractive environments) to delete reference to "accessible living environments".
Residential Zones / High Density Residential Zone / HRZ-O3	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.131	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-O3 (Healthy, safe and accessible living environments) as notified.
Residential Zones / High Density Residential Zone / HRZ-O3	WCC Environmental Reference Group	377.368	Support	Considers that increased density needs to be done well: this objective gives an important signal to ensure that this is achieved.	Retain HRZ-O3 (Healthy, safe and accessible living environments) as notified.
Residential Zones / High Density Residential Zone / HRZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.17	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 HRZ-P1 (Enabled activities) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.18	Oppose in part	<p>Considers that should Council see it as being absolutely necessary to implement the separate definition of “supported residential care activity”, then Ara Poutama requests that the enabled activities policies and permitted land use activity rules applying to supported residential care activities in the Medium Density Residential, High Density Residential, Large Lot Residential and Corrections zones are retained as notified.</p> <p>The permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities. Such activities are an important component of the rehabilitation and reintegration process for people under Ara Poutama’s supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety.</p>	Retain HRZ-P1.4 (Enabled activities) as notified if "supported residential care activity" definition and references to this term are retained.
Residential Zones / High Density Residential Zone / HRZ-P1	Fire and Emergency New Zealand	273.192	Support in part	Seeks to amend HRZ-P1 to enable the establishment of emergency service facilities in the High Density Residential zone. Considers emergency service activities, including the establishment of fire stations, are an integral part of providing for the health, safety, and wellbeing of people in the community.	Supports HRZ-P1 (Enabled activities), with amendment.
Residential Zones / High Density Residential Zone / HRZ-P1	Fire and Emergency New Zealand	273.193	Amend	Seeks to amend HRZ-P1 to enable the establishment of emergency service facilities in the High Density Residential zone. Considers emergency service activities, including the establishment of fire stations, are an integral part of providing for the health, safety, and wellbeing of people in the community.	<p>Amend HRZ-P1 (Enabled activities) as follows:</p> <p>Enable residential activities and other activities that are compatible with the purpose of the High Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including:</p> <ol style="list-style-type: none"> 1. Home business; 2. Boarding houses; 3. Visitor accommodation; 4. Supported residential care; 5. Childcare services; and 6. Community gardens; <u>and</u> 7. Emergency service facilities.
Residential Zones / High Density Residential Zone / HRZ-P1	Phillippa O'Connor	289.29	Amend	Considers the scope of activities enabled in the Medium Density Residential zone are limited and do not align with current rule HRZ-R10 or proposed new rule HRZ-P11.	<p>Amend Policy HRZ-P1 (Enabled activities) as follows:</p> <p>Enable residential activities and other activities that are compatible with the purpose of the High Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including:</p> <ol style="list-style-type: none"> 1. Home Business; 2. Boarding Houses; 3. Visitor Accommodation; 4. Supported Residential Care; 5. Childcare Services; and 6. Community Gardens.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P1	Retirement Villages Association of New Zealand Incorporated	350.164	Oppose	Considers that the policy appears to identify / support the permitted activities of the MDR Zone - being some residential activities (e.g. boarding houses, visitor accommodation and supported residential care), and some non-residential activities (e.g. home businesses, childcare services and community gardens). Considers that retirement villages are residential activities that should be permitted in the residential zones. Rather than listing retirement villages in this policy, considers that an enabling retirement village-specific policy (MRZ-P6) is more appropriate. Considers that while the policy is seeking to 'enable' the permitted activities in the zone, the phrasing of the policy qualifies this enabling provision by reference to a scale and intensity that is 'consistent with the amenity values anticipated for the zone'. Considers this part of MRZ-P1 conflicts with the MDRS in that it seeks to manage the form, scale and design of development in a manner that is inconsistent with the direction provided in the Enabling Housing Act for the MRZ. Considers that MRZ-P1 appears to summarise provisions provided elsewhere in the chapter, but in a confusing manner that does not provide any additional guidance for consent applicants or other users of the District Plan.	Delete HRZ-P1 (Enabled activities) in its entirety as notified.
Residential Zones / High Density Residential Zone / HRZ-P1	Waka Kotahi	370.332	Support in part	Supports in part.	Retain HRZ-P1 (Enabled activities) with amendments.
Residential Zones / High Density Residential Zone / HRZ-P1	Waka Kotahi	370.333	Amend	Considers that to support the higher densities, commercial activities (particularly at ground floor) should be enabled and encouraged where they are integrated with residential development	Amend HRZ-P1 (Enabled activities) as follows: Enable residential activities and other activities that are compatible with the purpose of the High Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including: 1. Home business; 2. Boarding houses; 3. Visitor accommodation; 4. Supported residential care; 5. Childcare services; and 6. Community gardens. 7. Commercial activities where they are integrated with residential development.
Residential Zones / High Density Residential Zone / HRZ-P1	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.132	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P1 (Enabled activities) as notified.
Residential Zones / High Density Residential Zone / HRZ-P1	WCC Environmental Reference Group	377.369	Support	Considers that increasing density in Wellington in areas well serviced by transportation and facilities is an important part of reducing the city's carbon footprint; reducing congestion and improving economic and social wellbeing.	Retain HRZ-P1 (Enabled activities) as notified.
Residential Zones / High Density Residential Zone / HRZ-P1	Kāinga Ora Homes and Communities	391.439	Support in part	Policy HRZ-P1 is generally supported, but amendments are sought.	Retain Policy HRZ-P1 (Enabled activities) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-P1	Kāinga Ora Homes and Communities	391.440	Amend	Considers that the wording should be updated to better recognise the intent of the NPS-UD (particularly Policy 6) that recognises the planned urban built form and that change to existing amenity is not in itself an adverse effect.	Amend Policy HRZ-P1 (Enabled activities) as follows: Enable residential activities and other activities that are compatible with the purpose of the High Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated and planned built form of the Zone, including:
Residential Zones / High Density Residential Zone / HRZ-P2	Antony Wilkinson	11.1	Oppose in part	Opposes HRZ-P2 on the grounds that increasing the height limit to 6 stories will negatively affect the character of the city and its suburbs. Population growth estimates from the Council are too optimistic and should not warrant six-story residential buildings being built.	Seeks that the height limit of up to 6 stories in HRZ-P2 (Housing supply and choice) be rescinded.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P2	Khoi Phan	326.30	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend HRZ-P2 (Housing supply and choice) as follows: Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, low-rise apartments, and residential buildings of up to 6-15 storeys in height.
Residential Zones / High Density Residential Zone / HRZ-P2	Retirement Villages Association of New Zealand Incorporated	350.165	Support in part	Considers that the current drafting of HRZ-P2 generally aligns with the wording of Policy 1 of the Act, with amendments that respond to Policy 3 of the NPSUD. The drafting could be improved to clarify the references to 3-storeys and 6- storeys, which conflict on their face.	Retain HRZ-P2 as notified, subject to drafting improvements.
Residential Zones / High Density Residential Zone / HRZ-P2	Waka Kotahi	370.334	Support in part	Support in part.	Retain HRZ-P2 (Enable a variety of housing) with amendments.
Residential Zones / High Density Residential Zone / HRZ-P2	Waka Kotahi	370.335	Amend	Considers that higher densities should be explicitly provided for and expected in the zone, to better align with the direction of the NPS-UD to achieve a compact urban form. This should include provision for apartments of appropriate heights and dwellings of four storeys.	Amend HRZ-P2 (Enable a variety of housing) as follows: Enable a variety of housing typologies with a mix of densities within the zone, including 3- 4- storey townhouses attached and detached dwellings, and low-rise apartments of up to twelve storeys in height in suitable locations, and residential buildings of up to 6- storeys in height.
Residential Zones / High Density Residential Zone / HRZ-P2	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.133	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P2 (Housing supply and choice) as notified.
Residential Zones / High Density Residential Zone / HRZ-P2	WCC Environmental Reference Group	377.370	Support	Considers that provision for a wide variety of housing types is essential if we are to achieve the city's social, economic and environmental goals.	Retain HRZ-P2 (Housing supply and choice) as notified.
Residential Zones / High Density Residential Zone / HRZ-P2	Kāinga Ora Homes and Communities	391.441	Support in part	Policy HRZ-P2 is supported, but amendments are sought.	Retain Policy HRZ-P2 (Housing supply and choice) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-P2	Kāinga Ora Homes and Communities	391.442	Amend	Considers amendments are needed to provide for a higher density.	Amend Policy HRZ-P2 (Housing supply and choice) as follows: Enable a variety of housing typologies with a mix of densities within the zone, including 36- storey attached and detached dwellings, low-rise apartments, and residential buildings of up to 6 12- storeys in height located close to higher order centres.
Residential Zones / High Density Residential Zone / HRZ-P2	Willis Bond and Company Limited	416.75	Support	Supports HRZ-P2, noting the storey limits mentioned in this policy do not preclude developments which do not meet permitted activity standard.	Retain HRZ-P2 (Housing supply and choice) as notified, on the basis HRZ-P5 (Developments not meeting permitted activity status) is also retained.
Residential Zones / High Density Residential Zone / HRZ-P3	Disabled Persons Assembly New Zealand Incorporated	343.8	Amend	Considers that replacing the term 'abilities' with 'impairments' in HRZ-P3 is more appropriate. Notes that using the term 'abilities' to refer to disabled people is regarded as euphemistic by many within the disabled community.	Amend HRZ-P3 (Housing needs) as follows: Enable housing to be designed to meet the day-to-day needs of residents, and encourage a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities- impairments. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-P3	Retirement Villages Association of New Zealand Incorporated	350.166	Oppose	Considers that the current drafting of the first part of HRZ-P3 aligns with the wording of Policy 4 of the MDRS; however surplus to the requirements of the Act HRZ-P3 seeks to 'encourage a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities', which is generally already covered by HRZ-P2.	Opposes HRZ-P3 (Housing needs) and seeks amendment
Residential Zones / High Density Residential Zone / HRZ-P3	Retirement Villages Association of New Zealand Incorporated	350.167	Amend	Considers that the current drafting of the first part of HRZ-P3 aligns with the wording of Policy 4 of the MDRS; however surplus to the requirements of the Act HRZ-P3 seeks to 'encourage a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities', which is generally already covered by HRZ-P2.	Amend HRZ-P3 (Housing needs) as follows: Enable housing to be designed to meet the day-to-day needs of residents, and encourage a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P3	Waka Kotahi	370.336	Support in part	Support in part.	Retain HRZ-P3 (Housing needs) with amendment.
Residential Zones / High Density Residential Zone / HRZ-P3	Waka Kotahi	370.337	Amend	Considers that to support the higher densities, commercial activities (particularly at ground floor) should be enabled and encouraged where they are integrated with residential development	Amend HRZ-P3 (Housing needs) as follows: Enable housing to be designed to meet the day-to-day needs of residents, and encourage a variety of housing types, sizes and tenures, <u>and commercial activities where appropriately integrated into residential development, to cater for people of all ages, lifestyles and abilities.</u>
Residential Zones / High Density Residential Zone / HRZ-P3	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.134	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P3 (Housing needs) as notified.
Residential Zones / High Density Residential Zone / HRZ-P3	WCC Environmental Reference Group	377.371	Support	Considers that the policy sends an important signal about the quality of housing in high density areas: it is essential that density is done well, and that those living in such areas can do so in a way that meets their health and wellbeing.	Retain HRZ-P3 (Housing needs) as notified.
Residential Zones / High Density Residential Zone / HRZ-P3	Kāinga Ora Homes and Communities	391.443	Support in part	Policy HRZ-P3 is supported, but amendments are sought.	Retain Policy HRZ-P3 (Housing needs) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-P3	Kāinga Ora Homes and Communities	391.444	Amend	Considers that an amendment to HRZ-P3 is required to remove reference to tenure to recognise that tenures cannot and should not be managed through the District Plan.	Amend Policy HRZ-P3 (Housing needs) as follows: Enable housing to be designed to meet the day-to-day needs of residents, and encourage a variety of housing types, <u>and sizes and tenures</u> to cater for people of all ages, lifestyles and abilities.
Residential Zones / High Density Residential Zone / HRZ-P3	Willis Bond and Company Limited	416.76	Support	Supports the direction of HRZ-P3 to provide for a variety of housing types, sizes and tenures.	Retain HRZ-P3 (Housing needs) as notified.
Residential Zones / High Density Residential Zone / HRZ-P4	Retirement Villages Association of New Zealand Incorporated	350.168	Support	Supports HRZ-P4 to the extent it aligns with Policy 2 of the MDRS. However, considers that the replacement of “all relevant residential zones” with reference to the HRZ creates interpretation issues as it suggests the medium density residential standards do not apply in parts of the HRZ (but not what standards apply instead). Areas subject to qualifying matters have not been zoned HRZ so that part of the policy is not required.	Retain HRZ-P4 (Medium density residential standards) and seeks amendment as follows: Apply the medium density residential standards across the High Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).
Residential Zones / High Density Residential Zone / HRZ-P4	Retirement Villages Association of New Zealand Incorporated	350.169	Amend	Supports HRZ-P4 to the extent it aligns with Policy 2 of the MDRS. However, considers that the replacement of “all relevant residential zones” with reference to the HRZ creates interpretation issues as it suggests the medium density residential standards do not apply in parts of the HRZ (but not what standards apply instead). Areas subject to qualifying matters have not been zoned HRZ so that part of the policy is not required.	Retain HRZ-P4 (Medium density residential standards) and seeks amendment as follows: Apply the medium density residential standards across the High Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).
Residential Zones / High Density Residential Zone / HRZ-P4	Waka Kotahi	370.338	Support in part	Support in part.	Retain HRZ-P4 (Medium density residential standards) with amendments.
Residential Zones / High Density Residential Zone / HRZ-P4	Waka Kotahi	370.339	Amend	The submitter considers that given that higher densities and a more urban form are anticipated in the High Density Residential Zone, Waka Kotahi considers that the permitted level of development should be higher – to support the urban change outcomes in the NPS-UD.	Amend HRZ-P4 (Medium density residential standards) as follows: Apply the medium density residential standards across the High Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga), <u>and enable higher permitted threshold of development due to the more urban character of the High Density Residential Zone.</u>

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P4	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.135	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P4 (Medium density residential standards) as notified.
Residential Zones / High Density Residential Zone / HRZ-P4	WCC Environmental Reference Group	377.372	Support	Considers the provision is reasonable in light of legitimate qualifying matters	Retain HRZ-P4 (Medium density residential standards) as notified.
Residential Zones / High Density Residential Zone / HRZ-P4	Kāinga Ora Homes and Communities	391.445	Support	Policy HRZ-P4 is supported.	Retain Policy HRZ-P4 (Medium density residential standards) as notified.
Residential Zones / High Density Residential Zone / HRZ-P4	Willis Bond and Company Limited	416.77	Amend	Support the application of the Medium Density Residential Zone standards to the High Density Residential Zone, however, these standards should apply as a minimum. The submitter considers that the High Density Residential Zone should be more permissive than the Medium Density Residential Zone. If this does not occur, then the submitter considers that the High Density Residential Zone will become a de facto Medium Density Residential Zone.	Amend HRZ-P4 (Medium density residential standards) to ensure the residential standards in the High Density Residential Zone are more permissive, and encourage denser and more intensive development than that permitted within the Medium Density Residential Zone.
Residential Zones / High Density Residential Zone / HRZ-P5	Retirement Villages Association of New Zealand Incorporated	350.170	Support	Supports HRZ-P5 as it aligns with Policy 5 of the MDRS.	Retain HRZ-P5 (Developments not meeting permitted activity status) as notified.
Residential Zones / High Density Residential Zone / HRZ-P5	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.136	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P5 (Developments not meeting permitted activity status) as notified.
Residential Zones / High Density Residential Zone / HRZ-P5	Kāinga Ora Homes and Communities	391.446	Support	Policy HRZ-P5 is supported.	Retain Policy HRZ-P5 (Developments not meeting permitted activity status) as notified.
Residential Zones / High Density Residential Zone / HRZ-P5	Willis Bond and Company Limited	416.78	Support	Supports HRZ-P5 for developments that do not meet the permitted activity status. The submitter considers that this retains flexibility for quality development proposals.	Retain HRZ-P5 (Developments not meeting permitted activity status) as notified.
Residential Zones / High Density Residential Zone / HRZ-P5	Survey & Spatial New Zealand Wellington Branch	439.39	Amend	Considers that since this rule makes all multi-unit housing a RD activity and refers back to broad policies as matters of discretion, Council's scope is too broad for an RD activity. Considers this may risk failing to meet S77B, and Council is already required to consider relevant policies under 104(1)(b).	Amend HRZ-P5 (Developments not meeting permitted activity status) to: Provide for developments not meeting permitted activity status, while encouraging high-quality developments <u>buildings</u> .

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P6	Stratum Management Limited	249.20	Amend	<p>Considers that policy HRZ-P6 (Multi-unit housing) relates to the provision of multi-unit housing. It seeks to provide for multi-unit housing where the development can demonstrate four factors.</p> <p>The first matter relates to ‘fulfilling’ the intent of the residential design guide. The residential design guide, as notified, contains 137 individual guidelines. Considers that it is unclear how, or at what point, any given multi-unit development can fulfil the intent of the design guide given that a design guide assessment is inherently a subjective assessment. Seeks clarification as to whether the intent of the design guide is fulfilled when a proposal is considered to achieve more than 50% of the applicable design guides for example?</p> <p>Considers that the approach to this matter is also inconsistent with the approach adopted by the City Centre zone. In that zone, the reference to the design guide is made within the matters for discretion of, for example, Rule CCZ-R20 (Construction of buildings and structures). It also omits reference to ‘fulfilling the intent of’ the design guide. This approach is preferred.</p> <p>The second matter requires the provision of a minimum area of private or shared open space. In the context of this policy, a multi-unit development that does not meet the minimum area standard should not be provided for. Notwithstanding that non-compliance with the standard can be considered through a resource consent process.</p> <p>Matter 3 requires the provision for on site management of waste storage and collection. This matter is also considered through the design guide. Stratum invites further consideration of the appropriate means to achieve this and suggests that there may be duplication across the policy and design guide.</p>	<p>Amend HRZ-P6 (Multi-unit housing) as follows:</p> <p>Delete matter (1);</p> <p>Delete the words ‘a minimum area of’ from matter (2);</p> <p>Consider whether the policy needs to address matters relating to waste storage and collection.</p>
Residential Zones / High Density Residential Zone / HRZ-P6	Fire and Emergency New Zealand	273.194	Support	<p>Supports the policy as it provides for multi-unit housing and retirement villages where it can be demonstrated that the development can be adequately serviced by three waters infrastructure, or can address any constraints on the site</p>	<p>Retain HRZ-P6 (Multi-unit housing) as notified.</p>
Residential Zones / High Density Residential Zone / HRZ-P6	Phillippa O'Connor	289.30	Amend	<p>Considers that Reference to the Design Guide as a matter of discretion (by virtue of referring to Policy HRZ-P6 in the matters of discretion for activities requiring consent under HRZ-R2.2) is challenged and deletion sought accordingly. Given the prescriptive, yet subjective, nature of the assessment, elevating this Guide to a statutory requirement for compliance or assessment is not considered appropriate or commensurate in respect of a restricted discretionary activity assessment.</p>	<p>Amend HRZ-P6 (Multi-unit housing) as follows:</p> <p>Provide for multi-unit housing where it can be demonstrated that the development:</p> <p>1. Fulfills the intent of the Residential Design Guide;</p> <p>1. 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants;</p> <p>2. 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and</p> <p>3. 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site.</p>
Residential Zones / High Density Residential Zone / HRZ-P6	Paihikara Ki Pōneke Cycle Wellington	302.44	Support in part	<p>[No specific reason given beyond decision requested - refer to original submission].</p>	<p>Retain HRZ-P6 (Multi-unit housing) with amendment.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P6	Paihikara Ki Pōneke Cycle Wellington	302.45	Amend	Considers that HRZ-P6 should be amended, as multi-unit housing and other non-residential activities and building cannot require car parking as set out in the NPS-UD. Developments should provide adequate and appropriately located cycle and micromobility parking to align with infrastructure and transport objectives in the PDP.	Amend HRZ-P6 (Multi-unit housing) as follows: Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfills the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site. <u>5. Provides an adequate and appropriately located area on site for cycle and micromobility parking and charging;</u> <u>6. Adequate cycle facilities are accessible, secure, and covered (protected from weather)</u>
Residential Zones / High Density Residential Zone / HRZ-P6	Z Energy Limited	361.19	Amend	Considers that as it stands, the PDP will enable the construction and use of three dwellings on properties that share a common boundary with the Z on Constable Street, with a maximum height of 11m and more permissive building recession planes, as a permitted activity. In addition, resource consents may be obtained as a restricted discretionary activity to construct buildings on these properties up to 25m in height with no limit to the number of residential units (i.e.: density). These greater residential densities and more permissive building standards are likely to generate greater potential for reverse sensitivity effects that may affect the ongoing operation, maintenance and upgrade of Z facilities which are a physical resource that must be managed under the Act. Several of Z Energy's service stations either directly adjoin or are located in close proximity. The proposed changes to the residential zone provisions and consequential increase in development potential on these surrounding sites have the potential to generate reverse sensitivity effects including nuisance effects (e.g. noise, lighting and odour displacement) and amenity effects. For instance, an occupier on a third storey apartment building is more likely to perceive noise and visual effects compared to an occupier of single storey dwelling which is less elevated and, more than likely, screened by a fence and landscaping. [Refer to original submission, including table of Z sites]	Amend HRZ-P6 (Multi-unit housing) as follows: Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfills the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site. <u>5. Manages reverse sensitivity effects on existing lawfully established non-residential activities.</u>
Residential Zones / High Density Residential Zone / HRZ-P6	Waka Kotahi	370.340	Support in part	Supports in part.	Retain HRZ-P6 (Multi-unit housing) with amendments.
Residential Zones / High Density Residential Zone / HRZ-P6	Waka Kotahi	370.341	Amend	Considers that multi-unit housing should be appropriately designed and insulated to mitigate noise effects from the existing environment in the interests of the human health of occupants. considers that commercial activities should be encouraged and supported where appropriate and integrated with residential development.	Amend HRZ-P6 (Multi-unit housing) as follows: ... 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site.; <u>and</u> <u>5. Where located in proximity to legally established activities that emit noise (such as State Highways), buildings for noise sensitive activities are designed to mitigate noise and vibration effects to occupants.</u> <u>6. For higher density developments, options to incorporate mixed-uses such as commercial activities have been explored.</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P6	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.137	Support in part	HRZ-P6 is partially supported, but amendments are required for proposed residential developments that adjoin or are in close proximity to lawfully established non-residential activities where reverse sensitivity effects might occur.	Retain HRZ-P6 (Multi-unit housing) with amendment.
Residential Zones / High Density Residential Zone / HRZ-P6	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.138	Amend	Considers that HRZ-P6 should be amended to better protect larger-scale and higher-density residential developments where they have been appropriately designed to manage reverse sensitivity where there is an interface with a Commercial or Mixed-Use Zone, or with lawfully established non-residential activities. Amendments are required for proposed residential developments that adjoin or are in close proximity to lawfully established non-residential activities where reverse sensitivity effects might occur. The following relief appropriately gives effect to design principle 1(c): 'The Site' of the National Medium Density Design Guide (Ministry for the Environment, May 2022) which encourages new development to respond to existing or proposed nearby non-residential activities.	Amend HRZ-P6 (Multi-unit housing) as follows: Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfills the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site. <u>5. Manages reverse sensitivity effects on existing lawfully established non-residential activities.</u>
Residential Zones / High Density Residential Zone / HRZ-P6	Envirowaste Services Ltd	373.18	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P6 (Multi-unit housing) with amendment.
Residential Zones / High Density Residential Zone / HRZ-P6	Envirowaste Services Ltd	373.19	Amend	Considers that the collection of waste from multi-unit housing sites needs the waste storage areas to be accessed by rubbish trucks or conveniently walked to the kerb for pickup. Specific consideration of the accessibility of waste collection by collection trucks needs to be ensured.	Seeks that specific consideration of the accessibility of waste collection by collection truck be ensured in HRZ-P6 (Multi-unit housing).
Residential Zones / High Density Residential Zone / HRZ-P6	WCC Environmental Reference Group	377.373	Amend	Seeks that there is a need to ensure multi-unit developments reduce reliance on travel by private motor vehicle when considered for consenting.	Amend HRZ-P6 (Multi-unit housing) to add a new Point 5 to the list, as follows: ... <u>5. Reduce reliance on travel by private motor vehicle.</u>
Residential Zones / High Density Residential Zone / HRZ-P6	Kāinga Ora Homes and Communities	391.447	Support in part	Policy HRZ-P6 is generally supported, but amendments are sought.	Retain Policy HRZ-P6 (Multi-unit housing) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-P6	Kāinga Ora Homes and Communities	391.448	Amend	Seeks amendments to Policy HRZ-P6. Considers that residential development should be considered on the basis of its effects and merits rather than specifically on typology or the scale/collective number of dwellings. Therefore is requesting deletion of 'multiunit housing' as a separate activity type from stand-alone houses or any other residential typology for the purposes of the zone rules and standards. Also considers that the policy should allow reference to more than three residential units on a site as they are managed through resource consent process.	Amend Policy HRZ-P6 (Multi-unit housing) as follows: <u>Multi-unit housing Higher density residential development</u> Provide for <u>multi-unit housing more than six residential units per site</u> where it can be demonstrated that the development: 1. <u>Fulfills the intent of the Residential Design Guide Achieves the following urban design outcomes:</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. Responds to the natural environment;</u> 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. <u>Is adequately able to be</u> serviced by three waters infrastructure or can address any <u>water</u> constraints on the site.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P6	Willis Bond and Company Limited	416.79	Amend	<p>Submitter considers that the matters in clauses 1, 2 and 4 can be addressed elsewhere and do not meet the section 32, Resource Management Act 1991 tests for appropriateness. In particular:</p> <ul style="list-style-type: none"> • The Residential Design Guide should be non-statutory [Refer to original submission for full reason]. • External areas should not be mandated [Refer to original submission for full reason]. <p>As drafted, these additional requirements for multi-unit housing (which do not apply to housing which complies with the Medium Density Residential Zone standards) may defeat the purpose of the High Density Residential Zone which is to provide for more intensive development than that permitted within the Medium Density Residential Zone.</p>	<p>Amend HRZ-P6 (Multi-unit housing) as follows:</p> <p>Multi-unit housing</p> <p>Provide for multi-unit housing where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> 1. Fulfills the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site.
Residential Zones / High Density Residential Zone / HRZ-P6	Willis Bond and Company Limited	416.80	Amend	<p>Considers that the matters in clauses 1, 2 and 4 can be addressed elsewhere and do not meet the section 32, Resource Management Act 1991 tests for appropriateness. In particular:</p> <ul style="list-style-type: none"> • The Residential Design Guide should be non-statutory [Refer to original submission for full reason]. • External areas should not be mandated [Refer to original submission for full reason]. <p>As drafted, these additional requirements for multi-unit housing (which do not apply to housing which complies with the Medium Density Residential Zone standards) may defeat the purpose of the High Density Residential Zone which is to provide for more intensive development than that permitted within the Medium Density Residential Zone.</p>	Amend HRZ-P6 (Multi-unit housing) so that any particular design outcomes required be included expressly as a policy, rather than through the Residential Design Guide.
Residential Zones / High Density Residential Zone / HRZ-P7	Fire and Emergency New Zealand	273.195	Support	Supports the policy as it provides for multi-unit housing and retirement villages where it can be demonstrated that the development can be adequately serviced by three waters infrastructure, or can address any constraints on the site	Retain HRZ-P7 (Retirement villages) as notified.
Residential Zones / High Density Residential Zone / HRZ-P7	Retirement Villages Association of New Zealand Incorporated	350.171	Support in part	Considers generally that HRZ-P7 does not appropriately provide for / recognise the functional and operational needs of retirement villages, that they may require greater density than the planned urban built character to enable efficient provision of services, and have unique layouts and internal amenity needs to cater to the needs of residents.	Retain HRZ-P7 (Retirement villages) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P7	Retirement Villages Association of New Zealand Incorporated	350.172	Amend	Considers generally that HRZ-P7 does not appropriately provide for / recognise the functional and operational needs of retirement villages, that they may require greater density than the planned urban built character to enable efficient provision of services, and have unique layouts and internal amenity needs to cater to the needs of residents.	Amend HRZ-P7 (Retirement villages) as follows: Provide for retirement villages where it can be demonstrated that the development: 1. Fulfills the intent of the Residential Design Guide where it is relevant; 2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site; and 5. Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone. <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>
Residential Zones / High Density Residential Zone / HRZ-P7	Waka Kotahi	370.342	Support in part	Supports in part.	Retain HRZ-P7 (Retirement village) with amendments.
Residential Zones / High Density Residential Zone / HRZ-P7	Waka Kotahi	370.343	Amend	Considers that retirement villages in urban areas should be suitably located to ensure that they are not car-centric developments. Consideration of location, access to services for residents with varying degrees of mobility should be included in any development proposal.	Amend HRZ-P7 (Retirement village) as follows: ... 4. Is adequately serviced by three waters infrastructure or can address any constraints on the site; and 5. Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone.; and <u>6. Is suitably located and designed to enable multimodal connectivity.</u>
Residential Zones / High Density Residential Zone / HRZ-P7	Waka Kotahi	370.344	Support in part	Waka Kotahi supports the permitted activity status for childcare service activities for up to 10 children, the effects of larger scale activities of this nature should be assessed through a resource consent and the RD activity status for childcare activities exceeding 10 children at a time is considered appropriate.	Retain HRZ-P7 (Child care services) with amendments.
Residential Zones / High Density Residential Zone / HRZ-P7	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.139	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P7 (Retirement villages) as notified.
Residential Zones / High Density Residential Zone / HRZ-P7	Envirowaste Services Ltd	373.20	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P7 (Retirement villages) with amendment.
Residential Zones / High Density Residential Zone / HRZ-P7	Envirowaste Services Ltd	373.21	Amend	Considers that the collection of waste from retirement villages needs the waste storage areas to be accessed by rubbish trucks or conveniently walked to the kerb for pickup. Specific consideration of the accessibility of waste collection by collection trucks needs to be ensured.	Seeks that specific consideration of the accessibility of waste collection by collection trucks be ensured in HRZ-P7 (Retirement villages).
Residential Zones / High Density Residential Zone / HRZ-P7	WCC Environmental Reference Group	377.374	Amend	Considers that there is a need to ensure retirement villages reduce reliance on travel by private motor vehicle when considered for consenting.	Amend HRZ-P7 (Retirement Villages) to add a new Point 6 to the list, as follows: ... <u>6. Reduce reliance on travel by private motor vehicle.</u>
Residential Zones / High Density Residential Zone / HRZ-P7	Kāinga Ora Homes and Communities	391.449	Support in part	Policy HRZ-P7 (Retirement villages) is generally supported, but amendments are sought.	Supports Policy HRZ-P7 (Retirement villages) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P7	Kāinga Ora Homes and Communities	391.450	Amend	Considers amendments to HRZ-P7 is required to remove direct reference to the design guide and instead articulate the urban design outcomes that are sought and to recognise changing amenity in accordance with the NPSUD.	Amend Policy HRZ-P7 (Retirement villages) as follows: Provide for retirement villages where it can be demonstrated that the development: <u>1. Fulfills the intent of the Residential Design Guide where it is relevant. Achieves the following urban design outcomes:</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. Responds to the natural environment;</u> 2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; 4. Is <u>adequately able to be</u> serviced by three waters infrastructure or can address any constraints on the site; and 5. Is of an intensity, scale and design that is consistent with the <u>amenity values anticipated and planned built form</u> for the Zone.
Residential Zones / High Density Residential Zone / HRZ-P8	Fire and Emergency New Zealand	273.196	Support	Supports the policy as it provides for a range of residential buildings and structures, including additions and alterations, that provide for healthy, safe and accessible living environments.	Retain HRZ-P8 (Residential buildings and structures) as notified.
Residential Zones / High Density Residential Zone / HRZ-P8	Philip O'Reilly and Julie Saddington	310.2	Amend	HRZ-P8 is weak in giving guidance on managing the interface between the Character Precincts and other zones and should be amended to have an additional sub-point. Adding this additional sub-point will result in the same outcome of improved management between the High Density Residential and Character Precincts.	Amend HRZ-P8 (Residential buildings and structures) as follows: ... 4. Achieve attractive and safe streets; <u>and</u> 5. <u>Where these buildings and structures are in a site adjacent to a character and heritage precinct, their form and scale be sympathetic towards the identified Character Precinct and heritage precinct values.</u>
Residential Zones / High Density Residential Zone / HRZ-P8	Retirement Villages Association of New Zealand Incorporated	350.173	Oppose in part	Considers it is not clear whether MRZ-P8 [HRZ-P8] applies to retirement villages, given MRZ-P7 [HRZ-P7] is a more specific policy. The RVA seeks that this policy does not apply to retirement villages.	Opposes HRZ-P8 (Residential buildings and structures) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-P8	Retirement Villages Association of New Zealand Incorporated	350.174	Amend	Considers it is not clear whether MRZ-P8 [HRZ-P8] applies to retirement villages, given MRZ-P7 [HRZ-P7] is a more specific policy. The RVA seeks that this policy does not apply to retirement villages.	Amend HRZ-P8 (Residential buildings and structures) to clarify that it does not apply to retirement villages.
Residential Zones / High Density Residential Zone / HRZ-P8	Waka Kotahi	370.345	Support in part	Supports in part.	Retain HRZ-P8 (Residential buildings and structures) with amendments.
Residential Zones / High Density Residential Zone / HRZ-P8	Waka Kotahi	370.346	Amend	Considers that multi-unit housing should be appropriately designed and insulated to mitigate noise effects from the existing environment in the interests of the human health of occupants. Considers that commercial activities should be encouraged and supported where appropriate and integrated with residential development.	Amend HRZ-P8 (Residential buildings and structures) as follows: ... 4. Achieve attractive and safe streets, <u>and</u> 5. <u>Where located in proximity to legally established activities that emit noise (such as State Highways), are designed to mitigate noise and vibration effects on sensitive receivers;</u> 6. <u>For higher density developments, options to incorporate mixed-uses such as commercial activities at ground floor have been explored.</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P8	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.140	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P8 (Residential buildings and structures) as notified.
Residential Zones / High Density Residential Zone / HRZ-P8	WCC Environmental Reference Group	377.375	Support	HRZ-P8 is supported as it is important in ensuring that density is done well.	Retain HRZ-P8 (Residential buildings and structures) as notified.
Residential Zones / High Density Residential Zone / HRZ-P8	Kāinga Ora Homes and Communities	391.451	Support	Policy HRZ-P8 is generally supported.	Retain HRZ-P8 (Residential buildings and structures) as notified.
Residential Zones / High Density Residential Zone / HRZ-P9	Trelissick Park Group	168.24	Amend	Considers that HRZ-P9 is too vague and should be amended to require at least neutral or lesser stormwater runoff, compared with pre-development.	Amend HRZ-P9 (Permeable surface) to require neutral or lesser stormwater runoff, compared with pre-development.
Residential Zones / High Density Residential Zone / HRZ-P9	Tyers Stream Group	221.74	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks amendment to HRZ-P9 (Permeable surface) so that the level of permeable surface is proportionate to the extent of hard surface increase from the development.
Residential Zones / High Density Residential Zone / HRZ-P9	Wellington City Council	266.143	Oppose in part	Considers that given this is not a building provision, but a three waters/infrastructure provision, it is more logical to locate this policy in the THW chapter. Note: HRZ-P9 and HRZ-S10 are to be relocated to THW – see new THW-P6 and THW-R7.	Delete HRZ-P9 (Permeable Surface) in its entirety. Consequential renumbering of HRZ-P10 to HRZ-P14 to reflect change in numbering.
Residential Zones / High Density Residential Zone / HRZ-P9	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.141	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P9 (Permeable surface) as notified.
Residential Zones / High Density Residential Zone / HRZ-P9	WCC Environmental Reference Group	377.376	Support	HRZ-P9 is supported as it is important in ensuring that increased density manages risks of stormwater runoff including risks to water quality and flooding.	Retain HRZ-P9 (Permeable surface) as notified.
Residential Zones / High Density Residential Zone / HRZ-P9	Kāinga Ora Homes and Communities	391.452	Support in part	Policy HRZ-P9 is generally supported, but amendments are sought.	Supports Policy HRZ-P9 (Permeable surface) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-P9	Kāinga Ora Homes and Communities	391.453	Amend	Considers that an amendment is required to HRZ-P9 to relate to sufficient permeable surface provision rather than a minimum. There may be instances where stormwater runoff effects can be mitigated by a lower level of permeable surface area and the policy should recognise this.	Amend Policy HRZ-P9 (Permeable surface) as follows: Require development to provide a minimum level of sufficient permeable surface area to assist with reducing the rate and amount of storm water run-off.
Residential Zones / High Density Residential Zone / HRZ-P10	Tyers Stream Group	221.75	Amend	Considers that new 'landscaping' should be required, not just 'sought'.	Amend HRZ-P10 (Vegetation and landscaping) as follows: Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek require new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.
Residential Zones / High Density Residential Zone / HRZ-P10	Retirement Villages Association of New Zealand Incorporated	350.175	Oppose in part	Considers that the requirement to provide "equal or better quality" vegetation where existing vegetation is removed is unlikely to be feasible alongside residential intensification.	Opposes HRZ-P10 (Vegetation and landscaping) and seeks amendment.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P10	Retirement Villages Association of New Zealand Incorporated	350.176	Amend	Considers that the requirement to provide "equal or better quality" vegetation where existing vegetation is removed is unlikely to be feasible alongside residential intensification.	Amend HRZ-P10 (Vegetation and landscaping) to encourage new landscaping but delete reference to "equal or better quality."
Residential Zones / High Density Residential Zone / HRZ-P10	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.142	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P10 (Vegetation and landscaping) as notified.
Residential Zones / High Density Residential Zone / HRZ-P10	WCC Environmental Reference Group	377.377	Support	HRZ-P10 is supported as it is important to assist with reducing unnecessary loss of vegetation, with benefits to biodiversity, pleasantness and amenity, as well as helping reduce the rate and amount of storm water run-off.	Retain HRZ-P10 (Vegetation and landscaping) as notified.
Residential Zones / High Density Residential Zone / HRZ-P10	Director-General of Conservation	385.82	Support	Supports the use of policy which encourages the retention of existing vegetation (including native vegetation) that would otherwise be unprotected under the Proposed District Plan.	Retain HRZ-P10 (Vegetation and landscaping) as notified.
Residential Zones / High Density Residential Zone / HRZ-P10	Kāinga Ora Homes and Communities	391.454	Support	Policy HRZ-P10 is generally supported.	Retain Policy HRZ-P10 (Vegetation and landscaping) as notified.
Residential Zones / High Density Residential Zone / HRZ-P10	Willis Bond and Company Limited	416.81	Amend	Considers that the retention of existing vegetation (other than protected vegetation) is difficult to reconcile with the more intensive urban built form encouraged in the High Density Residential Zone.	Option 1: Delete HRZ-P10 (Vegetation and landscaping) in its entirety.
Residential Zones / High Density Residential Zone / HRZ-P10	Willis Bond and Company Limited	416.82	Amend	Considers that the retention of existing vegetation (other than protected vegetation) is difficult to reconcile with the more intensive urban built form encouraged in the High Density Residential Zone.	Option 2: Amend HRZ-P10 (Vegetation and landscaping) to acknowledge the greater intensity encouraged in the High Density Residential Zone.
Residential Zones / High Density Residential Zone / HRZ-P11	Retirement Villages Association of New Zealand Incorporated	350.177	Support	Supports HRZ-P11 as it aligns with Policy 3 of the MDRS.	Retain HRZ-P11 (Attractive and safe streets and public open spaces) as notified.
Residential Zones / High Density Residential Zone / HRZ-P11	Waka Kotahi	370.347	Support	Support policy wording as it requires consideration of passive surveillance.	Retain HRZ-P11 (Attractive and safe streets and public open spaces) as notified.
Residential Zones / High Density Residential Zone / HRZ-P11	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.143	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P11 (Attractive and safe streets and public open spaces) as notified.
Residential Zones / High Density Residential Zone / HRZ-P11	WCC Environmental Reference Group	377.378	Support	HRZ-P11 is supported as it will help ensure attractiveness at street level, as well as provide for passive surveillance: designing for safety is highly important in built environments.	Retain HRZ-P11 (Attractive and safe streets and public open spaces) as notified.
Residential Zones / High Density Residential Zone / HRZ-P11	Kāinga Ora Homes and Communities	391.455	Support	Policy HRZ-P11 is generally supported.	Retain Policy HRZ-P11 (Attractive and safe streets and public open spaces) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P12	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.144	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P12 (Community gardens, urban agriculture and waste minimisation) as notified.
Residential Zones / High Density Residential Zone / HRZ-P12	Envirowaste Services Ltd	373.22	Support	HRZ-P12 is supported as it will encourage the diversion of waste appropriately. The definition for community gardens does not allow for composting of food waste specifically, which may preclude the undertaking of food waste composting. [Submitter identified HRZ-P14 (Non-residential activities and buildings) instead of HRZ-P12 (Community gardens, urban agriculture and waste minimisation); submission points have been changed to refer to HRZ-P12]	Retain HRZ-P12 (Community gardens, urban agriculture and waste minimisation) as notified.
Residential Zones / High Density Residential Zone / HRZ-P12	WCC Environmental Reference Group	377.379	Support	Considers that the policy will help compensate for residents having less available green space, and provide for community building and public health, as well as potential infrastructure for green waste recycling at a local scale: important for the circular economy.	Retain HRZ-P12 (Community gardens, urban agriculture and waste minimisation) as notified.
Residential Zones / High Density Residential Zone / HRZ-P12	Kāinga Ora Homes and Communities	391.456	Support	Policy HRZ-P12 is generally supported.	Retain Policy HRZ-P12 (Community gardens, urban agriculture and waste minimisation) as notified.
Residential Zones / High Density Residential Zone / HRZ-P12	VicLabour	414.32	Support	Supports provision for community gardens and urban agriculture and considers a green city and more community spaces is needed.	Retain HRZ-P12 (Community gardens, urban agriculture and waste minimisation) as notified. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-P12	Te Rūnanga o Toa Rangatira	488.77	Support	Supports policy HRZ-P12 in the High-Density Residential Zone Chapter, as provisions for community gardens and circular production supports more sustainable living which is beneficial in response to climate change.	Retain HRZ-P12 (Community gardens, urban agriculture and waste minimisation) as notified.
Residential Zones / High Density Residential Zone / HRZ-P13	Property Council New Zealand	338.12	Amend	Considers that incentives for large developments that can demonstrate a City Outcomes Contribution (such as priority consenting) would establish a quid pro quo system and enable growth rather than placing additional obstacles for large-scale development to occur.	Seeks that incentives be provided to encourage but not require large developments to deliver City Outcomes Contributions.
Residential Zones / High Density Residential Zone / HRZ-P13	Disabled Persons Assembly New Zealand Incorporated	343.9	Support	Supports policy HRZ-P13 and widest possible application of the City Outcomes Contribution through the Environmental and Accessibility Performance Fund established by the WCC in order to incentivise the building of housing and public buildings to Universal Design standards. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Retain HRZ-P13 (City Outcomes Contribution) as notified. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-P13	Disabled Persons Assembly New Zealand Incorporated	343.10	Support	Supports policy HRZ-P13 and widest possible application of the City Outcomes Contribution through the Environmental and Accessibility Performance Fund established by the WCC in order to incentivise the building of housing and public buildings to Universal Design standards. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Retain HRZ-P13 (City Outcomes Contribution) as notified. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-P13	Retirement Villages Association of New Zealand Incorporated	350.178	Oppose	Opposes the inclusion of the City Outcomes Contribution requirements of HRZ-P13 and considers that any requirements associated with developments that are under or over height should directly relate to mitigation of potential or actual effects. Considers that the policy would create barriers that strongly conflict with the need to resolve the housing crisis and address the needs of the rapidly growing aging population.	Delete HRZ-P13 (City Outcomes Contribution) in its entirety as notified.
Residential Zones / High Density Residential Zone / HRZ-P13	Waka Kotahi	370.348	Support in part	Supports in part.	Retain HRZ-P13 (City outcomes contribution) with amendments.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P13	Waka Kotahi	370.349	Amend	Considers that commercial activities should be encouraged and supported where appropriate and integrated with residential development.	Amend HRZ-P13 (City Outcomes Contribution) as follows: 5. Enabling ease of access for people of all ages and mobility.; and/or 6. Incorporating non-residential uses to provide for mixed use development.
Residential Zones / High Density Residential Zone / HRZ-P13	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.145	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P13 (City Outcomes Contribution) as notified.
Residential Zones / High Density Residential Zone / HRZ-P13	Kāinga Ora Homes and Communities	391.457	Oppose	Policy HRZ-P13 is opposed and amendment is sought.	Opposes Policy HRZ-P13 (City Outcomes Contribution) and amendment is sought.
Residential Zones / High Density Residential Zone / HRZ-P13	Kāinga Ora Homes and Communities	391.458	Amend	Considers that amendments are required to Policy HRZ-P13 to instead encourage positive outcomes for development in the HRZ. [See original submission for further details]	Amend Policy HRZ-P13 (City Outcomes Contributions) as follows: Require over height, large scale residential development in the High Density Residential Zone to contribute to positive outcomes Encourage development in the High Density Residential Zone to contribute to positive outcomes deliver City Outcomes Contributions as detailed and scored in the Residential Design Guide, including through either: 1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. Incorporating assisted housing into the development, and where this is provided legal instruments are required to ensure that it remains assisted housing for at least 25 years; and/or 5.4. Enabling ease of access for people of all ages and mobility.
Residential Zones / High Density Residential Zone / HRZ-P13	Investore Property Limited	405.55	Oppose	Considers that the 'City Outcomes Contributions' provisions are inappropriate. Specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development which he submitter considers is inappropriate. Developments that breach height standards should instead be considered on their own merits and effects. [Refer to original submission for full reason, including attachment]	Seeks that HRZ-P13 (City Outcomes Contribution) is deleted in its entirety as notified.
Residential Zones / High Density Residential Zone / HRZ-P13	VicLabour	414.33	Support in part	Supportive of the inclusion of a points based system to allow developments outside of some of the rules in the PDP if they provide other benefits (the city outcomes contribution mechanism) but considers it an example of how arbitrary and excessive many of these regulations are, particularly around height and character protections.	Seeks to retain points based system to allow developments outside of some of the rules in the PDP if they provide other benefits. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-P13	Willis Bond and Company Limited	416.83	Amend	The submitter considers that while they are generally supportive of the City Outcomes Contribution, there needs to be a level of certainty that the significant investment required to deliver these outcomes will result in material and reliable intensifications (be it height, floor area ratio, etc). As currently drafted, the initiative remains "subject to" numerous other mechanisms in the plan, potentially rendering it ineffective, despite its good intentions. HRZ-P13 is also phrased to "require" City Outcomes Contributions, rather than to provide a clear incentive for meeting the requested outcomes. The City Outcomes Contribution should be reviewed to reflect any amendments made to CCZ-P11 and the relevant provisions in the Design Guides.	Seeks that HRZ-P13 (City Outcomes Contribution) be reconsidered following any amendments to the City Outcomes Contribution within the City Centre Zone.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P13	Fabric Property Limited	425.49	Oppose	<p>Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of "density done well" as stated in the Design Guide.</p> <p>Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.</p>	Delete HRZ-P13 (City Outcomes Contribution) in it's entirety.
Residential Zones / High Density Residential Zone / HRZ-P14	Fire and Emergency New Zealand	273.197	Support	Supports the policy as it enables non-residential activities and buildings that support the needs of the local communities which provides for emergency service facilities to locate in this zone. This policy also supports non-residential activities that maintain the safety of the transport network and are adequately serviced by three waters infrastructure	Retain HRZ-P14 (Non-residential activities, excluding retirement villages, supported residential care activities, and boarding houses) as notified.
Residential Zones / High Density Residential Zone / HRZ-P14	Phillippa O'Connor	289.31	Amend	Considers that Non-residential activities (being activities already contemplated by the zone by way of restricted discretionary or discretionary activities, or ones that infringe the zone standards) should be able to be accommodated in the zone if they can demonstrate the requirements of the policy.	<p>Amend HRZ-P14 (Non-residential activities and buildings) as follows:</p> <p>Only Allow non-residential activities and buildings that:</p> <ol style="list-style-type: none"> 1. Support the needs of local communities; 2. Are of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone; 3. Contribute positively to the urban environment and achieve attractive and safe streets; 4. Reduce reliance on travel by private motor vehicle; 5. Maintain the safety and efficiency of the transport network; and 6. Are adequately serviced by three waters infrastructure or can address any constraints on the site.
Residential Zones / High Density Residential Zone / HRZ-P14	Paihikara Ki Pōneke Cycle Wellington	302.46	Support in part	[No specific reason given beyond decision requested - refer to original submission].	Retain HRZ-P14 (Non-residential activities and buildings) with amendment.
Residential Zones / High Density Residential Zone / HRZ-P14	Paihikara Ki Pōneke Cycle Wellington	302.47	Amend	Considers that HRZ-P14 should be amended, as multi-unit housing and other non-residential activities and building cannot require car parking as set out in the NPS-UD. Developments should provide adequate and appropriately located cycle and micromobility parking to align with infrastructure and transport objectives in the PDP.	<p>Amend HRZ-P14 (Non-residential activities and buildings) as follows:</p> <p>Only allow non-residential activities and buildings that:</p> <p>...</p> <ol style="list-style-type: none"> 6. Are adequately serviced by three waters infrastructure or can address any constraints on the site. 7. Provides an adequate and appropriately located area on site for cycle and micromobility parking and charging; 8. Adequate cycle facilities are accessible, secure, and covered (protected from weather)

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-P14	Woolworths New Zealand	359.43	Amend	Considers that HRZ-P14 should be amended to clarify wording relative to the discretionary activity status of various non-residential activities and buildings provided for within the High Density Residential zone as restricted discretionary activities, and the provision of all other activities as discretionary activities.	Amend HRZ-P14 (Non-residential activities and buildings) as follows: Only a Allow non-residential activities and buildings that: 1. Support the needs of local communities; 2. Are of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone; 3. Contribute positively to the urban environment and achieve attractive and safe streets; 4. Reduce reliance on travel by private motor vehicle; 5. Maintain the safety and efficiency of the transport network; and 6. Are adequately serviced by three waters infrastructure or can address any constraints on the site; <u>7. Can demonstrate an operational or functional need to locate within the zone.</u>
Residential Zones / High Density Residential Zone / HRZ-P14	Waka Kotahi	370.350	Support in part	Supports in part.	Retain HRZ-P14 (Non-residential activities and buildings), with amendments.
Residential Zones / High Density Residential Zone / HRZ-P14	Waka Kotahi	370.351	Amend	Considers that commercial activities should be encouraged and supported where appropriate and integrated with residential development.	Amend HRZ-P14 (Non-residential activities and buildings) as follows: ... 1. Maintain the safety and efficiency of the transport network; and 2. Are adequately serviced by three waters infrastructure or can address any constraints on the site; <u>and</u> <u>3. are integrated into residential developments where possible</u>
Residential Zones / High Density Residential Zone / HRZ-P14	BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.146	Support	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-P14 (Non-residential activities and buildings) as notified.
Residential Zones / High Density Residential Zone / HRZ-P14	WCC Environmental Reference Group	377.380	Support	Considers that HRZ-P14 will help enable facilities and services well suited to a residential setting.	Retain HRZ-P14 (Non-residential activities and buildings) as notified.
Residential Zones / High Density Residential Zone / HRZ-P14	Kāinga Ora Homes and Communities	391.459	Support	Policy HRZ-P14 is generally supported.	Retain Policy HRZ-P14 (Non-residential activities and buildings) as notified.
Residential Zones / High Density Residential Zone / HRZ-P14	Ministry of Education	400.100	Support in part	Supports HRZ-P14 in part as it provides for non-residential activities in the HRZ.	Retain HRZ-P14 (Non-residential activities and buildings) with amendment.
Residential Zones / High Density Residential Zone / HRZ-P14	Ministry of Education	400.101	Amend	Seeks that HRZ-P14 be amended to ensure that additional infrastructure (including educational facilities) are explicitly recognised and provided for within the HRZ.	Amend HRZ (Non-residential activities and buildings) as follows: Only allow non-residential activities and buildings that: ... 6. Are adequately serviced by three waters infrastructure or can address any constraints on the site. <u>7. Provides additional infrastructure to support the needs of the community</u>
Residential Zones / High Density Residential Zone / HRZ-R1	WCC Environmental Reference Group	377.381	Support	Considers that HRZ-R1 will help compensate for residents having less available green space, and provide for community building and public health, as well as potential infrastructure for green waste recycling at a local scale.	Retain HRZ-R1 (Community gardens) as notified.
Residential Zones / High Density Residential Zone / HRZ-R1	VicLabour	414.34	Support	Supports provision for community gardens and urban agriculture and considers a green city and more community spaces is needed.	Retain HRZ-R1 (Community gardens) as notified. [Inferred decision requested]

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R2	Ara Poutama Aotearoa the Department of Corrections	240.19	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 HRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as notified.
Residential Zones / High Density Residential Zone / HRZ-R2	Khoi Phan	326.31	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend HRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as follows: 1. Activity status: Permitted Where: a. No more than three ten residential units occupy the site.
Residential Zones / High Density Residential Zone / HRZ-R2	Waka Kotahi	370.352	Support in part	Supports provision for three dwellings per site.	Retain HRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) with amendments.
Residential Zones / High Density Residential Zone / HRZ-R2	Waka Kotahi	370.353	Amend	Considers there may be opportunity to provide for higher densities as a permitted activity – such as four dwellings of up to four storeys subject to permitted activity standards and restricted discretionary activity status supported where that can't be achieved. Support notification preclusion where resource consent is required.	Amend HRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as follows: Residential activities, excluding retirement villages, supported residential care activities and boarding houses Activity status: Permitted Where: No more than three four residential units occupy the site.
Residential Zones / High Density Residential Zone / HRZ-R2	WCC Environmental Reference Group	377.382	Support	HRZ-R2 is supported as it will help enable facilities and services well suited to a residential setting.	Retain HRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as notified.
Residential Zones / High Density Residential Zone / HRZ-R2	Kāinga Ora Homes and Communities	391.460	Support in part	Rule HRZ-R2 is generally supported, but amendments are sought.	Retain Rule HRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R2	Kāinga Ora Homes and Communities	391.461	Amend	Considers changes can be made to HRZ-R2 provide for better clarity in regard to the intention of the rule and notification preclusions and allow for a higher permitted activity threshold to allow for up to 6 dwellings within the HDRZ	<p>Amend Rule HRZ-R2 (Residential activities, excluding retirement villages, supported residential care activities and boarding houses) as follows:</p> <p>1. Activity status: Permitted where:</p> <p>a. No more than three six residential units occupy the site.</p> <p><u>b. Compliance with the following standards is achieved:</u></p> <p><u>i. HRZ-S1;</u></p> <p><u>ii. HRZ-S3;</u></p> <p><u>iii. HRZ-S4 only in relation to the rear/side yard boundary setback;</u></p> <p><u>iv. HRZ-S5;</u></p> <p><u>v. HRZ-S7</u></p> <p>2. Activity Status: Restricted Discretionary</p> <p>a. where compliance with HRZ-R1.a. cannot be achieved.</p> <p>Matters of discretion are:</p> <p><u>1. The matters in HRZ P2, HRZ P3, HRZ P5 and HRZ P6. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u></p> <p><u>2. The development contributes to a safe and attractive public realm and streetscape;</u></p> <p><u>3. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</u></p> <p><u>4. The degree to which development delivers quality on-site amenity and occupant privacy that inappropriate for its scale.</u></p> <p>b. where compliance with HRZ-1.b. cannot be achieved.</p> <p><u>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</u></p> <p><u>Notification status:</u></p> <p><u>1. An application for resource consent made in respect of rule HRZ R2.2.a is precluded from being either publicly or limited notified, which complies with HRZ-R1.a. but does not comply with MRZ-R1.b. is precluded from being publicly notified.</u></p> <p><u>2. An application for resource consent made which does not comply with HRZ-R1.a. but complies with HRZ-R1.b. is precluded from being either publicly or limited notified.</u></p> <p><u>3. An application for resource consent made which does not comply with HRZ-R1.a. and HRZ-R1.b. but complies with HRZ-S1 and HRZ-S5 is precluded from being either publicly notified.</u></p>
Residential Zones / High Density Residential Zone / HRZ-R3	WCC Environmental Reference Group	377.383	Support	HRZ-R3 is supported as it will help enable businesses well suited to a residential setting.	Retain HRZ-R3 (Home business) as notified.
Residential Zones / High Density Residential Zone / HRZ-R3	Kāinga Ora Homes and Communities	391.462	Support in part	Rule HRZ-R3 is generally supported, but amendments are sought.	Retain Rule HRZ-R3 (Home business) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R3	Kāinga Ora Homes and Communities	391.463	Amend	Considers that amendments are required to recognise changing urban environments and amenity in accordance with the NPSUD.	Amend Rule HRZ-R3.2 (Home business) as follows: 2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of HRZ-R3.1 cannot be achieved. Matters of discretion are: 1. The extent and effects of non-compliance with any requirement not met; and 2. The extent to which the intensity and scale of the activity adversely impacts on the <u>planned urban built form amenity values</u> of nearby residential properties and the surrounding neighbourhood.
Residential Zones / High Density Residential Zone / HRZ-R3	Craig Palmer	492.25	Support in part	Supports HRZ-R3 (Home business) facilitating individuals being able to conduct a business from their principal place of residence.	Retain HRZ-R3 (Home business) with amendment.
Residential Zones / High Density Residential Zone / HRZ-R3	Craig Palmer	492.26	Amend	Considers that HRZ-R3 (Home business) should be amended to reduce the proposed numbers working and those visiting as they are out of proportion to a home-based business. Considers that the HRZ-R3 exception to exclusive residential use needs to be tailored to small and non-intrusive ventures that can be readily monitored. The right of neighbours to have quiet enjoyment at all times needs to be upheld as having paramount importance.	Amend HRZ-R3.1.b. (Home Business) as follows: ... b. No more than four three people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 <u>6</u> people at any one time;
Residential Zones / High Density Residential Zone / HRZ-R3	Craig Palmer	492.27	Amend	Considers that the MRZ-R3 exception to exclusive residential use needs to be tailored to small and non-intrusive ventures that can be readily monitored. The right of neighbours to have quiet enjoyment at all times needs to be upheld as having paramount importance.	Seeks that HRZ-R3 (Home Business) is amended to include the mandatory notification and consultation provisions of the Prostitution Reform Act 2003 need to be added as a caveat.
Residential Zones / High Density Residential Zone / HRZ-R3	Craig Palmer	492.28	Amend	Considers that the HRZ-R3 exception to exclusive residential use needs to be tailored to small and non-intrusive ventures that can be readily monitored. The right of neighbours to have quiet enjoyment at all times needs to be upheld as having paramount importance.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-R3	Craig Palmer	492.29	Amend	Considers that the potential loss of tenancies for commercial property owners paying higher rates should be considered.	Seeks that HRZ-R3.2 (Home Business) is amended to include the potential loss of tenancies for commercial property owners paying higher rates as a matter of discretion. [inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-R4	Ara Poutama Aotearoa the Department of Corrections	240.20	Oppose	Considers that should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", then Ara Poutama requests that the enabled activities policies and permitted land use activity rules applying to supported residential care activities in the Medium Density Residential, High Density Residential, Large Lot Residential and Corrections zones are retained as notified. The permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities. Such activities are an important component of the rehabilitation and reintegration process for people under Ara Poutama's supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety.	Retain HRZ-R4 (Supported residential care activities) as notified if "supported residential care activity" definition and references to term are retained.
Residential Zones / High Density Residential Zone / HRZ-R4	Khoi Phan	326.32	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend HRZ-R4 (Supported residential care activities) as follows: 1. Activity status: Permitted Where: a. The maximum occupancy does not exceed 10 <u>20</u> residents.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R4	WCC Environmental Reference Group	377.384	Support	HRZ-R4 is supported as it will help enable facilities and services well suited to a residential setting.	Retain HRZ-R4 (Supported residential care activities) as notified.
Residential Zones / High Density Residential Zone / HRZ-R5	Khoi Phan	326.33	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend HRZ-R5 (Boarding houses) as follows: 1. Activity status: Permitted Where: a. The maximum occupancy does not exceed 40 20 residents.
Residential Zones / High Density Residential Zone / HRZ-R6	Airbnb	126.8	Support	Supports the approach to visitor accommodation in the residential zone.	Retain HRZ-R6 (Visitor Accommodation) as notified.
Residential Zones / High Density Residential Zone / HRZ-R7	Waka Kotahi	370.354	Amend	Considers the effects of larger scale activities of this nature should be assessed through a resource consent and the RD activity status for childcare activities exceeding 10 children at a time is considered appropriate. Traffic effects should be added as a matter of discretion as childcare activities can generate high volumes of traffic. In urban areas, childcare services should be located and designed to facilitate alternative transport modes – e.g located in densely populated areas with good walking connections. In addition, a matter of discretion should be included to support multi-use development, provision to include childcare facilities into residential developments where possible.	Amend HRZ-R7 (Child care services) as follows: ... Matters of discretion are: 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>2. The extent to which childcare facilities are integrated into residential development</u> <u>3. Traffic generation and effects on the road network, and</u> <u>4. How alternative modes will be supported.</u>
Residential Zones / High Density Residential Zone / HRZ-R7	WCC Environmental Reference Group	377.385	Support	HRZ-R7 is supported as it will help enable facilities and services well suited to a residential setting.	Retain HRZ-R7 (Child care services) as notified.
Residential Zones / High Density Residential Zone / HRZ-R7	Ministry of Education	400.102	Support	Supports that the District Plan continues to outline exclusions for childcare facilities in relevant rules in residential zones.	Retain HRZ-R7 (Childcare services) as notified.
Residential Zones / High Density Residential Zone / HRZ-R8	Retirement Villages Association of New Zealand Incorporated	350.179	Support in part	Supports the inclusion of a retirement village specific rule, and applications under this rule being precluded from being publicly notified. However, considers that retirement villages as an activity should be a permitted activity (with the construction of the retirement villages being a restricted discretionary activity). Permitted activity status recognises that retirement villages are residential activities and provide substantial benefit in residential zones including 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.	Retain HRZ-R8 (Retirement village) and seeks amendment
Residential Zones / High Density Residential Zone / HRZ-R8	Retirement Villages Association of New Zealand Incorporated	350.180	Amend	Supports the inclusion of a retirement village specific rule, and applications under this rule being precluded from being publicly notified. However, considers that retirement villages as an activity should be a permitted activity (with the construction of the retirement villages being a restricted discretionary activity). Permitted activity status recognises that retirement villages are residential activities and provide substantial benefit in residential zones including 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.	Amend HRZ-R8 (Retirement village) as follows: 1. Activity status: Restricted Discretionary <u>Permitted</u> Matters of discretion are: <u>1. The matters in HRZ P2, HRZ P3 and HRZ P7.</u> Notification status: An application for resource consent made in respect of rule HRZ R8.1 is precluded from being publicly notified.
Residential Zones / High Density Residential Zone / HRZ-R8	Waka Kotahi	370.355	Support	Support the restricted discretionary activity status for retirement villages provided that HRZ-P7 is revised to require consideration to multi-modal connectivity.	Retain as drafted, provided changes to HRZ-P7 (Retirement villages) is updated as per previous submission point.
Residential Zones / High Density Residential Zone / HRZ-R8	WCC Environmental Reference Group	377.386	Support	HRZ-R8 is supported as it will help enable facilities and services well suited to a residential setting.	Retain HRZ-R8 (Retirement Village) as notified.
Residential Zones / High Density Residential Zone / HRZ-R9	Waka Kotahi	370.356	Support in part	Supports in part	Retain HRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) with amendments.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R9	Waka Kotahi	370.357	Amend	Considers in interests of amenity and services for urban environments, Waka Kotahi considers that commercial activities should be included as a restricted discretionary activity. Access to appropriately located and scaled commercial activities improves amenity for residents in urban environments and creates for walkable environments. Waka Kotahi supports this rule provided that commercial services are included and HRZ-P14 is revised to include provision for integrated residential developments.	Amend HRZ-R9 Community facility, <u>commercial activity</u> , health care facility, emergency facility, education facility (excluding child care services)
Residential Zones / High Density Residential Zone / HRZ-R9	WCC Environmental Reference Group	377.387	Support	HRZ-R9 is supported as it will help enable facilities and services well suited to a residential setting.	Retain HRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) as notified.
Residential Zones / High Density Residential Zone / HRZ-R9	Kāinga Ora Homes and Communities	391.464	Support in part	Rule HRZ-R9 is generally supported, but amendments are sought.	Retain Rule HRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-R9	Kāinga Ora Homes and Communities	391.465	Amend	Considers that amendments are required to recognise changing urban environments and amenity in accordance with the NPSUD. Small scale commercial activities, such as cafes, convenience stores, and hairdressers, provide amenity to residents in a walkable urban setting and increase the vibrancy of an area. Operating thresholds have been incorporated to ensure such activities do not detract from the underlying residential environment.	Amend Rule HRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) as follows: Community facility, health care facility, emergency facility, education facility (excluding childcare services) <u>and Commercial activities</u> 1. Activity status: Restricted Discretionary <u>Where commercial activities:</u> <u>a. Are limited to the ground floor tenancy of an apartment building;</u> <u>b. Have a gross floor area that does not exceed 200m²</u> <u>c. Have hours of operation between:</u> <u>i. 7.00am and 9.00pm Monday to Friday; and</u> <u>ii. 8.00am and 7.00pm Saturday, Sunday and public holidays.</u> Matters of discretion are: 1. The matters in HRZ-P14. Notification status: An application for resource consent made in respect of rule HRZ-R9.1 is precluded from being publicly notified.
Residential Zones / High Density Residential Zone / HRZ-R9	Ministry of Education	400.103	Support in part	Support HRZ-R9 in part.	Retain HRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) with amendment.
Residential Zones / High Density Residential Zone / HRZ-R9	Ministry of Education	400.104	Amend	Seeks HRZ-R9 be amended to replace 'education facilities' with 'educational facilities' to keep definitions consistent throughout the plan.	Amend HRZ-R9 (Community facility, health care facility, emergency facility, education facility (excluding child care services)) as follows: Community facility, health care facility, emergency facility, <u>educational</u> facility (excluding child care services) 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in HRZ-P14. Notification status: An application for resource consent made in respect of rule HRZ-R9.1 is precluded from being publicly notified.
Residential Zones / High Density Residential Zone / HRZ-R10	Braydon White	146.20	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for HRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled, Restricted Discretionary.
Residential Zones / High Density Residential Zone / HRZ-R10	Woolworths New Zealand	359.44	Support	[No specific reason given beyond decision requested - refer to original submission].	Retain HRZ-R10 (All other activities) as notified.
Residential Zones / High Density Residential Zone / HRZ-R10	Waka Kotahi	370.358	Support	Support discretionary activity status for activities not provided for so that the effects of incompatible activities can be assessed and managed.	Retain HRZ-R10 (All other activities) as notified.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R10	Jonathan Markwick	490.27	Amend	Considers that small-scale commercial activity should not be a discretionary activity.	Seeks that the activity status for HRZ-R10 (All other activities) relating to small-scale commercial activity should be changed from Discretionary to Permitted, Controlled or Restricted Discretionary. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-R11	Fire and Emergency New Zealand	273.198	Support	Supports the rule as the maintenance and repair of buildings and structures within the HRZ are a permitted activity.	Retain HRZ-R11 (Maintenance and repair of buildings and structures) as notified.
Residential Zones / High Density Residential Zone / HRZ-R12	Fire and Emergency New Zealand	273.199	Support	Supports the rule as the demolition or removal of buildings and structures within the HRZ are a permitted activity.	Retain HRZ-R12 (Demolition or removal of buildings and structures) as notified.
Residential Zones / High Density Residential Zone / HRZ-R12	Greater Wellington Regional Council	351.258	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 HRZ-R12 (Demolition or removal of buildings and structures) with amendment.
Residential Zones / High Density Residential Zone / HRZ-R12	Greater Wellington Regional Council	351.259	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 HRZ-R12 (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.
Residential Zones / High Density Residential Zone / HRZ-R13	Khoi Phan	326.34	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend the title of HRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows: Construction, addition or alteration of buildings and structures where no more than three ten residential units occupy the site
Residential Zones / High Density Residential Zone / HRZ-R13	Waka Kotahi	370.359	Support in part	Supports construction of residential buildings as a permitted activity subject to standards. Also supports the Restricted Discretionary Activity Status where permitted activity status is not met.	Retain HRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) with amendments.
Residential Zones / High Density Residential Zone / HRZ-R13	Waka Kotahi	370.360	Amend	Considers that the permitted density should be increased to better align with the outcomes of the NPS-UD.	Amend HRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows: Construction, addition or alteration of buildings and structures where no more than three four residential units occupy the site.
Residential Zones / High Density Residential Zone / HRZ-R13	Kāinga Ora Homes and Communities	391.466	Support in part	Rule HRZ-R13 is generally supported, but amendments are sought.	Retain Rule HRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R13	Kāinga Ora Homes and Communities	391.467	Amend	<p>Considers that an amendment is required to the title of HRZ-R13 to apply to all buildings not just those associated with no more than three residential units on a site. Considers that the permitted standard should also be expanded to six residential units as the HDZ should provide for a greater number of dwellings than the MRZ given that a greater intensity of dwellings are anticipated in this Zone. A further amendment is sought to delete reference to HRZ-P10.</p>	<p>Amend Rule HRZ-R13 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows:</p> <p>Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site.</p> <p>1. Activity Status: Permitted where:</p> <p><u>a. There are no more than six residential units on a site; and</u></p> <p><u>ab. Compliance with the following standards is achieved:</u></p> <p>...</p> <p>2. Activity status: Restricted Discretionary Where:</p> <p>a. Compliance with any of the requirements of HRZ-R13.1.a and HRZ-R13.1.b cannot be are not achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</p> <p>2. The matters in HRZ-P2, HRZ-P3, HRZ-P4, HRZ-P5, HRZ-P8, HRZ-P9, HRZ-P10 and HRZ-P11; <u>and</u></p> <p><u>3. where compliance with HRZ-R13.1.a is not achieved the matters in HRZ-P6.</u></p> <p>Notification status:</p> <p>An application for resource consent made in respect of rule HRZ-R13.2.a which results from non-compliance with HRZ-S1, HRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being publicly notified.</p>
Residential Zones / High Density Residential Zone / HRZ-R13	KiwiRail Holdings Limited	408.121	Amend	<p>Considers that for health and safety reasons, a setback for structures from the rail corridor boundary is sought. While KiwiRail do not oppose development on adjacent sites, ensuring the ability to access and maintain structures without requiring access to rail land is important.</p> <p>KiwiRail seek amendment to this rule to ensure compliance with the requested rail corridor boundary setback standard (HRZ-S4) is required.</p>	<p>Amend HRZ-R13.1 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>i. HRZ-S1;</p> <p>ii. HRZ-S3;</p> <p>iii. HRZ-S4 only in relation to the rear yard <u>and rail corridor</u> boundary setbacks;</p> <p>iv. ...</p> <p>...</p>
Residential Zones / High Density Residential Zone / HRZ-R13	KiwiRail Holdings Limited	408.122	Amend	<p>Considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with. This amendment is sought in addition to the amendment sought in relation to HRZ-R13.1.</p>	<p>Amend HRZ-R13.2 (Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site) as follows:</p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirement of HRZ-R13.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. ...</p> <p>2. ...</p> <p><u>3. 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>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R13	Rachel Underwood	458.8	Amend	Considers inappropriate to include the standards for setbacks and side yards when implementing HRZ-R13 .	Seeks to amend HRZ-R13 (Outdoor living space for multi-unit housing) as follows: Compliance with the following standards is achieved: HRZ-S1; HRZ-S3; HRZ-S4 only in relation to the rear yard boundary setback; HRZ-S5... [inferred decision requested].
Residential Zones / High Density Residential Zone / HRZ-R14	Stratum Management Limited	249.21	Amend	The non-notification statement for this rule precludes public notification. Given that any multi-unit development is subject to this rule, and that it specifies a range of standards that apply to multi-unit development, where a proposal meets these standards, it should be processed on a non-notified basis.	Amend the notification status under HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) by adding the following: <u>An application for resource consent made in respect of rule HRZ-R14.1 that meets the standards specified is precluded from being either publicly or limited notified.</u>
Residential Zones / High Density Residential Zone / HRZ-R14	Wellington City Council	266.144	Amend	Considers the notification clauses for 4 or more household units need to align with Sch 3A, cl 5 of the RMA. This also needs to reflect the building standards	Amend the notification clause of HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) as follows: Notification status: <u>An application for resource consent made in respect of rule HRZ-R14.1 is precluded from being publicly notified.</u> <u>An application for resource consent made in respect of rule HRZ-R14.1 which results from non-compliance with HRZ-S2, HRZ-S3, HRZ-S4 or HMRZ-S5 is precluded from being publicly notified.</u> <u>An application for resource consent made in respect of rule HRZ-R14.1 which results from non-compliance with HRZ-S12, HRZ-S13 or HRZ-S14 is precluded from being either publicly or limited notified.</u>
Residential Zones / High Density Residential Zone / HRZ-R14	Khoi Phan	326.35	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) as follows: 1. Activity status: Restricted Discretionary <u>Permitted</u> ...
Residential Zones / High Density Residential Zone / HRZ-R14	Retirement Villages Association of New Zealand Incorporated	350.181	Support in part	Supports the construction of buildings or structures for a retirement village being a restricted discretionary activity under HRZ-R14. Does not oppose the inclusion of the matters of discretion in Clause 1 relating to the extent and effect on non-compliance with the height, height in relation to boundary, minimum privacy separation to a boundary for a retirement village, and minimum building separation distance for a retirement village standards. Considers that the matters of discretion in Clause 2, are not appropriate except for the reference to HRZ-P7 (subject to the submission points on that policy). The listed policies are broad and not specific to the effects of retirement villages that require management. Opposes the inclusion of the Clause 3 matters of discretion relating to the City Outcomes Contribution for the reasons provided in response to HRZ-P13. 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 provided by retirement villages, the functional and operational needs of retirement villages, and the need to provide for efficient use of larger sites. Support applications made under HRZ-R14 being precluded from being publicly notified, but Considers that if a retirement village is compliant with HRZ-S2, HRZ-S3, HRZ-S15, HRZ-S16 and HRZ-S17 it should also be precluded from limited notification	Retain HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) and seeks amendment

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R14	Retirement Villages Association of New Zealand Incorporated	350.182	Amend	<p>Supports the construction of buildings or structures for a retirement village being a restricted discretionary activity under HRZ-R14. Does not oppose the inclusion of the matters of discretion in Clause 1 relating to the extent and effect on non-compliance with the height, height in relation to boundary, minimum privacy separation to a boundary for a retirement village, and minimum building separation distance for a retirement village standards. Considers that the matters of discretion in Clause 2, are not appropriate except for the reference to HRZ-P7 (subject to the submission points on that policy). The listed policies are broad and not specific to the effects of retirement villages that require management. Opposes the inclusion of the Clause 3 matters of discretion relating to the City Outcomes Contribution for the reasons provided in response to HRZ-P13. 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 provided by retirement villages, the functional and operational needs of retirement villages, and the need to provide for efficient use of larger sites. Support applications made under HRZ-R14 being precluded from being publicly notified, but Considers that if a retirement village is compliant with HRZ-S2, HRZ-S3, HRZ-S15, HRZ-S16 and HRZ-S17 it should also be precluded from limited notification</p>	<p>Amend HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) as follows:</p> <p>1. Activity status: Restricted Discretionary Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for any infringed standard:</p> <ul style="list-style-type: none"> i. HRZ-S2; ii. HRZ-S3; iii. HRZ-S12 for multi-unit housing only; iv. HRZ-S13 for multi-unit housing only; v. HRZ-S14 for multi-unit housing only; vi. HRZ-S15; vii. HRZ-S16; and viii. HRZ-S17. <p>2. <u>For multi-unit housing only, the matters in HRZ-P2, HRZ-P3, HRZ-P5, HRZ-P6, HRZ-P7, HRZ-P8, HRZ-P10 and HRZ-P11.</u></p> <p>3. <u>For retirement villages:</u></p> <ul style="list-style-type: none"> 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> <p>iv. <u>When assessing the matters in 1(i - ii), and 1(vi – viii); and 4(i-iii), consider:</u></p> <ul style="list-style-type: none"> 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>The matters in HRZ-P13 where the development comprises 25 or more residential units; or exceeds the maximum height requirement by 25% or more.</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: An application for resource consent made in respect of rule HRZ-R14.1 is precluded from being publicly notified.</p> <p><u>An application for resource consent for a retirement village where compliance is achieved with HRZ-S2, HRZ-S3, HRZ-S15 and HRZ-S17 is precluded from being limited notified.</u></p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R14	Retirement Villages Association of New Zealand Incorporated	350.183	Oppose in part	Supports the construction of buildings or structures for a retirement village being a restricted discretionary activity under HRZ-R14. Does not oppose the inclusion of the matters of discretion in Clause 1 relating to the extent and effect on non-compliance with the height, height in relation to boundary, minimum privacy separation to a boundary for a retirement village, and minimum building separation distance for a retirement village standards. Considers that the matters of discretion in Clause 2, are not appropriate except for the reference to HRZ-P7 (subject to the submission points on that policy). The listed policies are broad and not specific to the effects of retirement villages that require management. Opposes the inclusion of the Clause 3 matters of discretion relating to the City Outcomes Contribution for the reasons provided in response to HRZ-P13. 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 provided by retirement villages, the functional and operational needs of retirement villages, and the need to provide for efficient use of larger sites. Support applications made under HRZ-R14 being precluded from being publicly notified, but Considers that if a retirement village is compliant with HRZ-S2, HRZ-S3, HRZ-S15, HRZ-S16 and HRZ-S17 it should also be precluded from limited notification	Opposes HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) and seeks amendment
Residential Zones / High Density Residential Zone / HRZ-R14	Retirement Villages Association of New Zealand Incorporated	350.184	Amend	Supports the construction of buildings or structures for a retirement village being a restricted discretionary activity under HRZ-R14. Does not oppose the inclusion of the matters of discretion in Clause 1 relating to the extent and effect on non-compliance with the height, height in relation to boundary, minimum privacy separation to a boundary for a retirement village, and minimum building separation distance for a retirement village standards. Considers that the matters of discretion in Clause 2, are not appropriate except for the reference to HRZ-P7 (subject to the submission points on that policy). The listed policies are broad and not specific to the effects of retirement villages that require management. Opposes the inclusion of the Clause 3 matters of discretion relating to the City Outcomes Contribution for the reasons provided in response to HRZ-P13. 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 provided by retirement villages, the functional and operational needs of retirement villages, and the need to provide for efficient use of larger sites. Support applications made under HRZ-R14 being precluded from being publicly notified, but Considers that if a retirement village is compliant with HRZ-S2, HRZ-S3, HRZ-S15, HRZ-S16 and HRZ-S17 it should also be precluded from limited notification.	Amend HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) as follows: 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for any infringed standard: i. HRZ-S2; ii. HRZ-S3; iii. HRZ-S12 for multi-unit housing only; iv. HRZ-S13 for multi-unit housing only; v. HRZ-S14 for multi-unit housing only; vi. HRZ-S15; vii. HRZ-S16; and viii. HRZ-S17. 2. <u>For multi-unit housing only, the</u> matters in HRZ-P2, HRZ-P3, HRZ-P5, HRZ-P6, HRZ-P7, HRZ-P8, HRZ-P10 and HRZ-P11. 3. <u>For retirement villages:</u> i. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
					<p><u>ii. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</u></p> <p><u>iii. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u></p> <p><u>iv. When assessing the matters in 1(i - ii), and 1(vj – viii); and 4(i-iii), consider:</u></p> <p><u>a. The need to provide for efficient use of larger sites; and</u></p> <p><u>b. The functional and operational needs of the retirement village;</u></p> <p><u>v. The positive effects of the construction, development and use of the retirement village.</u></p> <p>The matters in HRZ P13 where the development comprises 25 or more residential units; or exceeds the maximum height requirement by 25% or more.</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: An application for resource consent made in respect of rule HRZ-R14.1 is precluded from being publicly notified.</p> <p><u>An application for resource consent for a retirement village where compliance is achieved with HRZ-S2, HRZ-S3, HRZ-S15 and HRZ-S17 is precluded from being limited notified.</u></p>
Residential Zones / High Density Residential Zone / HRZ-R14	Waka Kotahi	370.361	Support in part	Restricted Discretionary Activity status is supported for construction of multi-unit houses, subject to our submission points on standards, objectives, and policies referred to in the rule.	Retain HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) with amendments to submission points made in relation to points made on standards, objectives, and policies.
Residential Zones / High Density Residential Zone / HRZ-R14	Kāinga Ora Homes and Communities	391.468	Support in part	Rule HRZ-R14 is generally supported, but amendments are sought.	Retain Rule HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R14	Kāinga Ora Homes and Communities	391.469	Amend	Considers that amendments to HRZ-R14 are required to preclude limited notification for developments that comply with the relevant standards. Opposes the including of multi-unit housing as this can be managed through HRZ-R13 in accordance with the amendments sought to that rule.	Amend Rule HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) as follows: Construction of buildings for multi-unit housing or a retirement village 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: i. HRZ-S2; ii. HRZ-S3; iii. HRZ-S12 for multi-unit housing only; iv. HRZ-S13 for multi-unit housing only; v. HRZ-S14 for multi-unit housing only; vi. iv. HRZ-S15; vii-v. HRZ-S16; and viii-vi. HRZ-S17. 2. The matters in HRZ-P2, HRZ-P3, HRZ-P5 , HRZ-P6, HRZ-P7, HRZ-P8, HRZ-P10 and HRZ-P11. 3. The matters in HRZ-P13 where the development comprises 25 or more residential units, or exceeds the maximum height requirement by 25% or more. Notification status: An application for resource consent made in respect of rule HRZ-R14.1 is precluded from being publicly notified. <u>An application for resource consent made in respect of rule MRZ-R14 that complies with the relevant standards is precluded from public and limited notification.</u>
Residential Zones / High Density Residential Zone / HRZ-R14	Survey & Spatial New Zealand Wellington Branch	439.40	Amend	Considers that since this rule makes all multi-unit housing a RD activity and refers back to broad policies as matters of discretion, Council's scope is too broad for an RD activity. Considers this may risk failing to meet S77B, and Council is already required to consider relevant policies under 104(1)(b).	Amend HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) to: 2. The matters in HRZ-P2, HRZ-P3, HRZ-P5, HRZ-P6, HRZ-P7, HRZ-P8 , HRZ-P10 and HRZ-P11.
Residential Zones / High Density Residential Zone / HRZ-R14	Survey & Spatial New Zealand Wellington Branch	439.41	Amend	Considers that preclusion from public notification only does not comply with Clause 5(2) of Schedule 3A, which requires both limited and public notification be excluded for any resource consent for 4+ units that comply with the MDRS.	Amend HRZ-R14 (Construction of buildings or structures for multi-unit housing or a retirement village) to: Notification status: An application for resource consent made in respect of rule HRZ-R14.1 is precluded from being publicly notified. <u>An application for resource consent made in respect of rule HRZ-R14.1 is precluded from being limited notified where the proposal complies with HRZ-S2 to HRZ-S9.</u> <u>An application for resource consent made in respect of rule HRZ-R14.1 is precluded from being limited notified where the proposal complies with HRZ-S2 to HRZ-S5 and HRZ-S12 to HRZ-S17.</u>

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R16	Wellington City Council	266.145	Amend	Considers a change to this rule is required to provide for small structures on legal road (up to 1.5m high) as a Permitted Activity. Considers this will reduce consenting requirements. It is noted that structures on legal road are covered by the encroachment licence process. There is a consequential amendment to update the Restricted Discretionary rule.	Amend HRZ-R16 as follows: HRZ-R16 (Buildings and structures on or over a legal road) ... <u>1. Activity status: Permitted</u> <u>Where:</u> <u>a. It is a retaining wall of less than 1.5m in height above ground level.</u> 2. Activity Status: Restricted Discretionary <u>Where: 1. Compliance with any of the requirements of HRZ-R16.1.a cannot be achieved. (...)</u>
Residential Zones / High Density Residential Zone / HRZ-R16	Fire and Emergency New Zealand	273.200	Support in part	Supports the rule as the development on or over a legal road is a restricted discretionary activity and which must ensure that highway access and safety is maintained for all road users. Fire and Emergency relies on the safe and efficient operation of the transport network to respond to emergency call outs. It is therefore critical that buildings and structures on legal roads do not hinder the ability for FENZ to respond to emergency call outs effectively and efficiently for firefighting and other rescue operations. A further matter of discretion is therefore sought	Supports HRZ-R16 (Buildings and structures on or over a legal road), with amendment.
Residential Zones / High Density Residential Zone / HRZ-R16	Fire and Emergency New Zealand	273.201	Amend	Supports the rule as the development on or over a legal road is a restricted discretionary activity and which must ensure that highway access and safety is maintained for all road users. Fire and Emergency relies on the safe and efficient operation of the transport network to respond to emergency call outs. It is therefore critical that buildings and structures on legal roads do not hinder the ability for FENZ to respond to emergency call outs effectively and efficiently for firefighting and other rescue operations. A further matter of discretion is therefore sought	Amend HRZ-R16 (Buildings and structures on or over a legal road) as follows: ... Matters of discretion are restricted to: ... 3. Maintaining safe access and safety for road users, including pedestrians; and 4. The matters in HRZ-P8, HRZ-P10 and HRZ-P11; <u>and</u> 5. <u>Maintaining the ability for emergency services, including fire appliances, to access the property for firefighting purposes.</u>
Residential Zones / High Density Residential Zone / HRZ-R16	Waka Kotahi	370.362	Support in part	Rule HRZ-R16 is supported, but amendment is sought	Retain Rule HRZ-R16 (Buildings and structures on or over a legal road) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-R16	Waka Kotahi	370.363	Amend	Considers that amendments to Rule HRZ-R16 are required to ensure visibility over the road corridor.	Amend Rule HRZ-R16 (Buildings and structures on or over a legal road) as follows: 1. Activity status: Restricted Discretionary <u>Where the legal road is controlled by Waka Kotahi, written approval has been provided from Waka Kotahi authorising the building or structure.</u> Matters of discretion are: ...
Residential Zones / High Density Residential Zone / HRZ-R16	Kāinga Ora Homes and Communities	391.470	Support	Rule HRZ-R16 is supported.	Retain HRZ-R16 (Buildings and structures on or over a legal road) as notified.
Residential Zones / High Density Residential Zone / HRZ-R17	Fire and Emergency New Zealand	273.202	Support	Supports the rule as the addition or alteration to buildings and structures within the HRZ is provided for as a permitted or restricted discretionary activity.	Retain HRZ-R17 (Construction of any other building or structure, including additions and alterations) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R17	Retirement Villages Association of New Zealand Incorporated	350.185	Support in part	Supports additions and alterations to a retirement village being provided for as a permitted or restricted discretionary activity under HRZ-R17. The RVA considers the matters of discretion need to align with those for new requirement villages. Supports HRZ-R17.2a being precluded from being publicly notified, but in accordance with Schedule 3A(5)(s) of the Act Considers that alterations and additions to retirement villages that are compliant with HRZ-S2, HRZ-S3, HRZ-S15, HRZ-S16 and HRZ-S17 should also be precluded from limited notification.	Retain HRZ-R17.2 (Construction of any other building or structure, including additions and alterations) and seeks amendment
Residential Zones / High Density Residential Zone / HRZ-R17	Retirement Villages Association of New Zealand Incorporated	350.186	Amend	Supports additions and alterations to a retirement village being provided for as a permitted or restricted discretionary activity under HRZ-R17. The RVA considers the matters of discretion need to align with those for new requirement villages. Supports HRZ-R17.2a being precluded from being publicly notified, but in accordance with Schedule 3A(5)(s) of the Act Considers that alterations and additions to retirement villages that are compliant with HRZ-S2, HRZ-S3, HRZ-S15, HRZ-S16 and HRZ-S17 should also be precluded from limited notification.	<p>Amend HRZ-R17.2 (Construction of any other building or structure, including additions and alterations) as follows:</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>...</p> <p>2. The matters in HRZ-P9, HRZ-P10, HRZ-P11 and HRZ-P14 (<u>this clause is not applicable o retirement villages</u>); and</p> <p>3. The matters in HRZ-P6, HRZ-P7 and HRZ-P8 for additions and alterations to multi-unit-housing; or a retirement village, and</p> <p>4. For additions and alterations to retirement villages:</p> <p>i. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u></p> <p>ii. <u>The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</u></p> <p>iii. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u></p> <p>iv. <u>When assessing the matters in 1(a)(i) – (v), and 2(a)(4)(i) – (iii), consider:</u></p> <p>a. <u>The need to provide for efficient use of larger sites; and</u></p> <p>b. <u>The functional and operational needs of the retirement village.</u></p> <p>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: An application for resource consent made in respect of rule HRZ-R17.2.a is precluded from being publicly notified.</p> <p><u>An application for resource consent for additions and alterations to a retirement village where compliance is achieved with HRZ-S2, HRZ-S3, HRZ-S15 and HRZ-S17 is precluded from being limited notified.</u></p>
Residential Zones / High Density Residential Zone / HRZ-R17	Kāinga Ora Homes and Communities	391.471	Support in part	Rule HRZ-R17 is generally supported, but amendments are sought.	Retain Rule HRZ-R17 (Construction of any other building or structure, including additions and alterations) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-R17	Kāinga Ora Homes and Communities	391.472	Amend	<p>Considers that amendments are required to remove reference to policies which are opposed and reference to residential units, multi-unit housing and retirement villages.</p>	<p>Amend HRZ-R17 (Construction of any other building or structure, including additions and alterations) as follows:</p> <p>Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. HRZ-S1; ii. HRZ-S2; iii. HRZ-S3; iv. HRZ-S4; v. HRZ-S5; vi. HRZ-S10; and vii. HRZ-S12;. viii. HRZ-S13; ix. HRZ-S14; x. HRZ-S15; xi. HRZ-S16; and xiii. HRZ-S17. <p>2. Activity status: Restricted Discretionary where:</p> <p>a. Compliance is <u>not achieved</u> with any of the requirements of HRZ-R17.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 2. The matters in HRZ-P9, HRZ-P10, HRZ-P11 and HRZ-P14; and 3. The matters in HRZ-P6, HRZ-P7 and HRZ-P8 for additions and alterations to multi-unit housing or a retirement village.
Residential Zones / High Density Residential Zone / HRZ-S1	Peter Preston	42.6	Oppose	<p>Considers that HRZ-S1 (Maximum height of buildings and structures) does not adequately take account of areas where 21m high buildings with 5 metre boundaries are permitted up against Character Precincts, Heritage Areas, Mt Victoria North Townscape Precinct or Character Precinct-extension areas proposed by Mt Victoria Historical Society.</p> <p>Afternoon sun may be blocked from these properties. Degradation and abandonment of these properties may ultimately occur as their heritage or character may be visually destroyed.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required between any Character Precinct or heritage area border and a High Density Residential Zone.</p>
Residential Zones / High Density Residential Zone / HRZ-S1	Kirsty Wood	109.3	Amend	<p>Considers that PDP doesn't take into account HRZ zoning bordering character precincts.</p> <p>Considers that HRZ zoning next to character precincts or heritage areas will ruin the character/heritage.</p> <p>Considers that the HRZ zoning will result in blocked afternoon sun in a number of locations.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required between any Character Precinct border or Heritage Area border and a High Density Residential Zone.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S1	Alan Olliver & Julie Middleton	111.7	Amend	<p>Considers that PDP doesn't take into account HRZ zoning bordering character precincts.</p> <p>Considers that HRZ zoning next to character precincts or heritage areas will ruin the character/heritage.</p> <p>Considers that the HRZ zoning will result in blocked afternoon sun in a number of locations.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required between any Character Precinct border or Heritage Area border and a High Density Residential Zone.</p>
Residential Zones / High Density Residential Zone / HRZ-S1	LIVE WELLington	154.8	Amend	<p>Considers that shading effects on parks may occur not just with adjacent buildings as buildings on sites further away may also cause shading.</p>	<p>Seeks amendment to the assessment criteria of HRZ-S1 (Building height control where no more than three residential units occupy the site) as follows:</p> <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space zone within 50 metres.
Residential Zones / High Density Residential Zone / HRZ-S1	Glen Scanlon	212.6	Amend	<p>Considers that this does not rule out higher buildings but it does mean there is due process for such projects</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that height limits are decreased from 21m to 8m where the landscape begins to rise in Mount Victoria.</p>
Residential Zones / High Density Residential Zone / HRZ-S1	Glen Scanlon	212.7	Amend	<p>Considers that steep elevation and close elevation already limits sunlight access to their property.</p> <p>Considers that lowering heights in these areas would align with Hawker Street.</p> <p>Considers that this does not rule out higher buildings but it does mean there is due process for such projects</p> <p>Considers that 21m height can theoretically be built right next door with little consideration for sunlight access beyond "Adequate sunlight access" which has no guidance.</p> <p>Considers that construction of large buildings would require purchasing many properties in the area with major earthworks to provide suitable platforms. The costs will be high, infrastructure will be under pressure and it's a high wind zone - the PDP does not account for these. As a result, properties will be expensive.</p> <p>[Refer to original submission for full reason]</p>	<p>Seeks that the height control in Earls Terrace, Port Street and Stafford Street are amended from 21m to 11m.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S1	Wellington City Council	266.146	Amend	Considers there is a need to amend exemptions to HRZ-S1 (Building height control 1 where no more than three residential units occupy the site) to enable minor building height limit intrusions.	Amend HRZ-S1 (Building height control 1 where no more than three residential units occupy the site) exemptions as follows: (...) This standard does not apply to: a. Fences or standalone walls; b. <u>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</u> c. <u>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 measured vertically;</u> d. Multi-unit housing; and e. Retirement villages.
Residential Zones / High Density Residential Zone / HRZ-S1	Everard Aspell	270.9	Not specified	Considers that allowing building heights of 11-21 metres in the inner city suburbs of Mount Victoria, Mount Cook, Thorndon, Berhampore, Newtown and Aro Valley will create shading, privacy issues, loss of green areas, reduced property values; will forever change the streetscape and will not reflect the character of the area.	Seeks that intensification is restricted to brownfield sites.
Residential Zones / High Density Residential Zone / HRZ-S1	Fire and Emergency New Zealand	273.203	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. FENZ considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.	Supports HRZ-S1 (Building height control 1 where no more than three residential units occupy the site), with amendment.
Residential Zones / High Density Residential Zone / HRZ-S1	Fire and Emergency New Zealand	273.204	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. FENZ considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.	Amend HRZ-S1 (Building height control 1 where no more than three residential units occupy the site) as follows: This standard does not apply to: ... a. Fences or standalone walls; and b. <u>Hose drying towers up to 15m in height.</u>
Residential Zones / High Density Residential Zone / HRZ-S1	Marilyn Powell	281.2	Oppose	Considers that for WCC to permit high rise dwellings will mean demolition destruction of well-maintained wooden heritage housing stock and insertion of concrete and glass. Inserting just one such high-rise will affect negatively the surrounding wooden housing, causing shading and weatherboard deterioration.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S1	Phillippa O'Connor	289.32	Amend	Considers that the Western Side of Kelburn Parade, especially #64 Kelburn Parade should have maximum building height increased because: - It is close to the transport network, employment opportunities and social infrastructure. - Larger building heights would support additional housing for the benefit of those utilising the university. [See original submission for full details]	Seeks that Standard HRZ-S1 (Building height control 1) is amended so that the western side of Kelburn Parade has a maximum height limit of 21m as a permitted activity.
Residential Zones / High Density Residential Zone / HRZ-S1	Phillippa O'Connor	289.33	Oppose	Considers this dual-standard approach is unnecessary, and that the more permissive height standard in the MRZ should be enabled irrespective of scale of the development.	Seeks that standards HRZ-S1 (Building height control 1 where no more than three residential units occupy the site) and HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village) building height control are combined so that there are not different height standards for 1-3 residential units and multi unit developments.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S1	Khoi Phan	326.36	Amend	Considers that HRZ-S1 should be amended so that structures do not exceed 15 metres in height and the 15 degree slope are removed.	Amend HRZ-S1 (Building height control 1) as follows: 1. Buildings and structures must not exceed 11 <u>15</u> metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 5 below: ...
Residential Zones / High Density Residential Zone / HRZ-S1	Mt Cook Mobilised	331.16	Amend	The 6-storey height limit at 35 to 61 Hankey Street is not supported, as these properties are along the ridgeline, steeply sloped, and already suffer from poor pedestrian and vehicle access.	Remove High Density Residential Zoning at 35 to 61 Hankey Street.
Residential Zones / High Density Residential Zone / HRZ-S1	Kerry Finnigan	336.5	Amend	Considers that early 1900s houses in Newtown will have no protection from being shaded by 6-storey buildings and may lose their privacy and value by being exposed to a possible "visual pollution" in the neighbourhood. These houses are the main assets of many residents in Newtown who put in work, money and time to upgrade and maintain their character.	Seeks that areas in proximity to early 1900s houses in Newtown not be zoned High Density Residential. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-S1	Waka Kotahi	370.364	Support in part	Standard HRZ-S1 is supported, but amendment is sought.	Retain Standard HRZ-S1 (Building height control 1 where no more than three residential units occupy the site) with amendments.
Residential Zones / High Density Residential Zone / HRZ-S1	Waka Kotahi	370.365	Amend	Considers that HRZ-S1 should be amended to enable greater densities (heights and number of dwellings) to promote a more urban form. Considers that dwellings of this scale that comply with the permitted activity standards should not require resource consent and be better aligned with the outcomes of the NPS-UD.	Amend Standard HRZ-S1 (Building height control 1 where no more than three residential units occupy the site) as follows: Building height control 1 where no more than three <u>four</u> residential units occupy the site 1. Buildings and structures must not exceed 11 <u>14</u> metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 5 below: ...
Residential Zones / High Density Residential Zone / HRZ-S1	Kāinga Ora Homes and Communities	391.473	Support in part	Standard HRZ-S1 is generally supported, but amendments are sought.	Retain Standard HRZ-S1 (Building height control 1 where no more than three residential units occupy the site) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S1	Kāinga Ora Homes and Communities	391.474	Amend	<p>Considers that amendments are required to allow this standard to apply to all residential units regardless of how many are on a site and to be more enabling for residential units located within close proximity to train stations and local centres. Considers that amendments are required to align with the NPS-UD Policy 3 which enables building heights and density of urban form to realise as much development capacity as possible, particularly within walkable distances of existing and planned rapid transit stops and amenities such as local centres. Similarly, heights should be adjusted to 35 meters where the following criteria are broadly met to recognise the higher level of these centres in the Centres hierarchy given their broader function and characteristics. Expand the High Density Residential Zone and heights as follows:</p> <ul style="list-style-type: none"> • 43m (12 Storeys) within 400m of edge of the CCZ and 36m (10 Storeys) within 400m to 1500m from the edge of the CCZ • 36m (10 Storeys) within 800m of the MCZ • 29m (8 Storeys) within 800m of the TCZ. <p>[See Appendix 4 of original submission for more detail]</p>	<p>Amend Standard HRZ-S1 (Building height control 1 where no more than three residential units occupy the site) as follows:</p> <p>Building height control 1 where no more than three residential units occupy the site</p> <p>1. Buildings and structures must <u>meet the following requirements:</u></p> <p><u>a. not exceed 44 22 metres in height above ground level, except that:</u></p> <p><u>i. This can be extended to 43m where Buildings and Structures are located within 400m of the CCZ; and</u></p> <p><u>ii. This can be extended to 36m where Buildings and Structures are located between 400m-800m of the CCZ or 400m of the MCZ; and</u></p> <p><u>iii. This can be extended to 29m where Buildings and Structures are located within 400m from Miramar Town Centre and 50m adjoining the Tawa MUZ extension, within 400m of the Tawa Town Centre Zone and 36m within 400m of the Newtown Town Centre Zone; and</u></p> <p><u>b. in all other cases 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 5 below:</u></p> <p><u>Except where:</u></p> <p><u>(diagram)</u></p> <p>This standard does not apply to:</p> <p>a. Fences or standalone walls.</p> <p><u>b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</u></p> <p><u>c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g., finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m.</u></p> <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space zone.; <u>and</u> 4. Wind effects <p>[Refer to original submission for further information]</p>
Residential Zones / High Density Residential Zone / HRZ-S1	Donna Yule	421.4	Oppose	<p>Opposes the blanket policy of Medium Density 3 Storey Residential housing in all residential areas - the height limits are too high.</p> <p>Considers that no consideration has been given to the geographical location of each individual suburb, its terrain and orientation to the sun. For suburbs that are built in a north south direction with hills either side and the main housing is on the flat, any 3 storey building will cast a significant shadow over many properties.</p> <p>Many more 3 storey development means a whole suburb except for those on the hills will be in permanent shadows.</p> <p>Added to that no space between properties, no outside areas to enjoy a little privacy. These suburbs will become sunless undesirable transitional suburbs where people will only stay a short time until the can afford to move elsewhere with sun & outdoor space.</p>	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S2	Gregory Webber	33.7	Oppose	Opposes six storey buildings in Green Street and believes that two-three storey housing is acceptable.	Amend the 21m height limit at HRZ-S2

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S2	Greg Coyle	39.3	Oppose	Opposes six storey height limit in Newtown	Not specified
Residential Zones / High Density Residential Zone / HRZ-S2	M J & P B Murtagh	98.3	Amend	Considers that the 21m height standard for Mount Victoria should be reduced.	Seeks that the 21m height limit specified at HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village) is reduced in relation to Mount Victoria.
Residential Zones / High Density Residential Zone / HRZ-S2	Lorraine and Richard Smith	230.20	Oppose	Opposes HRZ-S2 height limit of 21m with regards to Lower Kelburn Neighbourhood. Considers that an 11m height limit will help preserve the unique character of the area. Lower Kelburn is not suitable for 21m height limit because of steep and narrow access, hilly and deeply indented physical character which would require significant infrastructural development to intensify. [Refer to original submission for full reason]	Opposes HRZ-S2 (Height Controls for multi unit housing or a retirement village) with regards to 6 storey building height in Lower Kelburn
Residential Zones / High Density Residential Zone / HRZ-S2	Everard Aspell	270.10	Not specified	Considers that allowing building heights of 11-21 metres in the inner city suburbs of Mount Victoria, Mount Cook, Thorndon, Berhampore, Newtown and Aro Valley will create shading, privacy issues, loss of green areas, reduced property values; will forever change the streetscape and will not reflect the character of the area.	Seeks that intensification is restricted to brownfield sites.
Residential Zones / High Density Residential Zone / HRZ-S2	Fire and Emergency New Zealand	273.205	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 i is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. FENZ considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.	Supports HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village), with amendment.
Residential Zones / High Density Residential Zone / HRZ-S2	Fire and Emergency New Zealand	273.206	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 i is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. FENZ considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.	Amend HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village) as follows: This standard does not apply to: ... b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and <u>d. Hose drying towers up to 15m in height.</u>
Residential Zones / High Density Residential Zone / HRZ-S2	Marilyn Powell	281.3	Oppose	Considers that for WCC to permit high rise dwellings will mean demolition destruction of well-maintained wooden heritage housing stock and insertion of concrete and glass. Inserting just one such high-rise will affect negatively the surrounding wooden housing, causing shading and weatherboard deterioration.	Not specified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S2	Phillippa O'Connor	289.34	Amend	<p>Considers that the Western Side of Kelburn Parade, especially #64 Kelburn Parade should have maximum building height increased because:</p> <ul style="list-style-type: none"> - It is close to the transport network, employment opportunities and social infrastructure. - Larger building heights would support additional housing for the benefit of those utilising the university. <p>[See original submission for full details]</p>	Seeks that Standard HRZ-S2 (Building height control 2) is amended so that the western side of Kelburn Parade has a maximum height limit of 21m as a permitted activity.
Residential Zones / High Density Residential Zone / HRZ-S2	Phillippa O'Connor	289.35	Oppose	Considers this dual-standard approach is unnecessary, and that the more permissive height standard in the MRZ should be enabled irrespective of scale of the development.	Seeks that standards HRZ-S1 (Building height control 1 where no more than three residential units occupy the site) and HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village) building height control are combined so that there are not different height standards for 1-3 residential units and multi unit developments.
Residential Zones / High Density Residential Zone / HRZ-S2	Hilary Watson	321.17	Oppose in part	Considers that Building Height Control 2 is inadequate for properties surrounding Carrara Park. The park serves a large community of people of all ages who live nearby, some of whom are in social housing and apartments with little outdoor space. Carrara Park is a precious resource for the community, heavily used in the afternoon when the sun comes from the northwest and west, an area inappropriately zoned in the PDP at 21 meters. The new three storey block on Regent St already casts shade on the park in the morning at certain times of the year.	Opposes HRZ-S2 in relation to properties around Carrara Park being classified under Building Height Control 2 in HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village).
Residential Zones / High Density Residential Zone / HRZ-S2	Khoi Phan	326.37	Amend	[No specific reason given beyond decision requested - refer to original submission].	<p>Amend HRZ-S2 (Building height control 2) as follows:</p> <p>1. Buildings and structures must not exceed 21 <u>30</u> metres in height above ground level.</p> <p>...</p>
Residential Zones / High Density Residential Zone / HRZ-S2	Mt Cook Mobilised	331.17	Amend	Considers that 21 metres heights, or 6 stories, is too tall for the whole Mt Cook area given much of the suburb should be captured within the character area per the findings of the Boffa Miskell report. 21-metre areas adjoining designated character areas could create towering buildings dominating the neighbourhood. Furthermore, such heights will cause neighbouring properties to become shadier, damper, less healthy and unpleasant to live in, with risks of blocking sunlight and solar energy production.	Seeks that High Density Residential Zones in Mount Cook not be directly adjacent to Character Precincts.
Residential Zones / High Density Residential Zone / HRZ-S2	Retirement Villages Association of New Zealand Incorporated	350.187	Support	Supports HRZ-S2 and the additional building height that it enables for retirement villages	Retain HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village) as notified.
Residential Zones / High Density Residential Zone / HRZ-S2	Waka Kotahi	370.366	Support in part	Supports the direction to enable a range of housing types and densities in the High Density residential Zone.	Retain Standard HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village) with amendment.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S2	Waka Kotahi	370.367	Amend	Considers that enabling up to twelve stories is appropriate in certain areas where the density is supported by services.	Amend Standard HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village) as follows: 1. Buildings and structures must not exceed 24.42 metres in height above ground level. This standard does not apply to: a. Fences or standalone walls; b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; 3. Effects on the function and associated amenity values of any adjacent open space zone; and 4. Wind effects; <u>and</u> 5. <u>Contribution to built urban form and outcomes sought under the NPS-UD.</u>
Residential Zones / High Density Residential Zone / HRZ-S2	Kāinga Ora Homes and Communities	391.475	Oppose	Opposes the provision of two entirely separate height standards seeks an amendment to HRZ-S1 to allow that standard to cover all areas and provide for greater height limits close to train stations and centres. [As detailed above].	Delete HRZ-S2 (Building height control 1 where no more than three residential units occupy the site) in its entirety as notified.
Residential Zones / High Density Residential Zone / HRZ-S2	Investore Property Limited	405.56	Support	Supports the provision of a broad area of six storey High Density Residential zoning in the wider Johnsonville catchment. Submitter considers that this gives effect to the NPS-UD and reflects the status of Johnsonville as a Metropolitan Centre.	Retain HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village) as notified. [Inferred decision requested].
Residential Zones / High Density Residential Zone / HRZ-S2	Willis Bond and Company Limited	416.84	Amend	Submitter considers that there should be further scope for development above the façade height, e.g. plant rooms, sloping roofs, etc. The submitter considers that is the view from the street which is the greatest concern (i.e. the height of the parapet). The submitter considers that the way the current height limits are drafted encourages a 'flat haircut' style of building and limits potential roof designs.	Amend HRZ-S2 (Building height control 2 for multi-unit housing or a retirement village) as follows: 1. Buildings and structures must not exceed 21 metres in height above ground level. This standard does not apply to: ... b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and <u>d. Circumstances where up to 50% of a building's roof in elevation exceeds the maximum height where the entire roof slopes 15° or more; or</u> <u>e. Circumstances where, in respect of flat roofs or roofs sloping less than 15°, non-habitable rooms (such as plant rooms) and other roof-top structures may exceed the height, provided those structures are set back from the leading edge of the parapet by at least 2 metres and do not exceed 50% of the overall roof area.</u> ... [Inferred decision requested].
Residential Zones / High Density Residential Zone / HRZ-S2	Jonathan Markwick	490.28	Support	Supports the increase in height controls in the "Kelburn North" area.	Retain HRZ-S2 (Maximum height) around Kelburn North as notified.
Residential Zones / High Density Residential Zone / HRZ-S2	Jonathan Markwick	490.29	Support	Supports the increase in height controls in the Hobson Street, Hobson Crescent and Moturoa Street (Thorndon) area.	Retain the High Density Residential Zoning (21m) for Hobson Street, Hobson Crescent and Moturoa Street as notified.
Residential Zones / High Density Residential Zone / HRZ-S3	Judith Graykowski	80.9	Amend	Considers that HRZ-S3 (Height in relation to boundary) is very limited and simply not adequate.	Not specified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S3	Ann Mallinson	81.6	Not specified	Considers that developers should not be allowed to build without a requirement not to intrude on the sunlight of neighbouring buildings. The extra heating that will be used by the affected buildings will badly affect our carbon emissions.	Not Specified.
Residential Zones / High Density Residential Zone / HRZ-S3	Joanna Newman	85.3	Amend	<p>Considers that HRZ-S3 (Height in relation to boundary) does not adequately take account of areas where 21m or 28.5m buildings are permitted up against character precincts, heritage areas, Mt Victoria North Townscape Precinct or Character Precinct-extension areas proposed by Mt Victoria Historical Society.</p> <p>Considers that allowing buildings of heights with 5 metre boundaries will destroy heritage or character from a visual point of view and lead to degradation of such properties.</p> <p>[See original submission for further detail]</p> <p>Supports evidence submitted by the Mt Victoria Historical Society.</p>	Seeks that a 'transition zone' of Medium Density Residential Zone of at least one property wide be required between any Character Precinct or heritage area border and a High Density Residential Zone.
Residential Zones / High Density Residential Zone / HRZ-S3	Interprofessional Trust	96.8	Oppose	Considers that recession plane requirements should be removed from the PDP.	Seeks that HRZ-S3 (Height in relation to boundary) is deleted.
Residential Zones / High Density Residential Zone / HRZ-S3	Gael Webster	114.7	Amend	<p>Considers that HRZ-S3 (Height in relation to boundary) does not adequately take account of areas where 21m or 28.5m high buildings are permitted up against Character Precincts, Heritage Areas, Mt Victoria North Townscape Precinct or Character Precinct-extension areas proposed by Mt Victoria Historical Society.</p> <p>Considers that allowing buildings of such heights with a 5 metre height to boundary will destroy the heritage or character from a visual point of view and reduce the well-being of residents due to insufficient light and sunshine, and will likely to lead to degradation and abandonment of these properties.</p>	Seeks that a 'transition zone' of Medium Density Residential Zone at least one property wide is required between any Character Precinct or Heritage Area border and a High Density Residential Zone.
Residential Zones / High Density Residential Zone / HRZ-S3	Vivienne Morrell	155.12	Amend	Considers that HRZ-S3 (Height in relation to boundary) is very limited and simply not adequate, given that HRZ buildings can go right to site boundaries.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S3	Mount Victoria Historical Society	214.9	Oppose	Considers that HRZ-S3 (Height in relation to boundary) does not adequately take account of areas where 21m or 28.5m buildings are permitted up against character precincts, heritage areas, Mt Victoria North Townscape Precinct or Character Precinct-extension areas proposed by Mt Victoria Historical Society.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S3	Pauletta Wilson	257.5	Amend	Considers that the plan has very limited controls to manage shading and sunshine and that these are not adequate given buildings in the new high density zone can go right to site boundaries.	Seeks that HRZ-S3 (Height in relation to boundary) is amended to limit the shading of private properties beyond the controls that are in the plan already.
Residential Zones / High Density Residential Zone / HRZ-S3	Wellington City Council	266.147	Amend	Considers there is a need to amend exemptions to HRZ-S3.	<p>Amend HRZ-S3 (Height in relation to boundary) exemptions as follows:</p> <p>(...)</p> <p>This standard does not apply to:</p> <p>a. (...)</p> <p>b. (...)</p> <p>c. (...)</p> <p><u>d. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</u></p> <p><u>e. 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 measured vertically.</u></p>
Residential Zones / High Density Residential Zone / HRZ-S3	Fire and Emergency New Zealand	273.207	Support in part	As per previous submission points, FENZ seeks an exemption for hose drying towers regarding height in relation to boundary standards	Supports HRZ-S3 (Height in relation to boundary), with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S3	Fire and Emergency New Zealand	273.208	Amend	As per previous submission points, FENZ seeks an exemption for hose drying towers regarding height in relation to boundary standards	Amend HRZ-S3 (Height in relation to boundary) as follows: This standard does not apply to: ... b. Existing or proposed internal boundaries within a site; and c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and <u>d. Hose drying towers up to 15m in height.</u>
Residential Zones / High Density Residential Zone / HRZ-S3	Phillippa O'Connor	289.36	Amend	Considers that at 21m, a maximum height to boundary of 8m plus 60 degrees is onerous and renders future development of smaller sites in particular likely unable to achieve maximum height.	Amend HRZ-S3 (Height in relation to boundary) as follows: 2. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 8 19 metres vertically above ground level along all boundaries, except where (2) or (4) below is applicable;
Residential Zones / High Density Residential Zone / HRZ-S3	James Coyle	307.16	Amend	Considers that HRZ-S3 is not suitable to be applied around Carrara Park for the following reasons: - The shallow depth of the park in the North South Direction make it susceptible for shading. - The location of amenities close to the Western Boundary are susceptible to shading. - The equinox is not a suitable measure to shading as the sun angle is still high. - The mixture of HRZ and MRZ zones around the park further complicates and adds risk to shading, there is no guidance on MRZ for open space. - Winter sun has significant shading potential. - There are little accessible parks in Newtown. A hatched zone measured by the winter solstice sunrise to sunset angles should be created. All properties in this zone need a 45deg recession plane measured from 2m above ground at the boundary. The point of measurement should be from the southwest boundary corner and the South east boundary corner. [Refer to attachment]	Amend HRZ-S3 (Height in relation to boundary) around Carrara Park in Newtown to require properties to have a 45 degree recession plane measured from 2m above ground at the boundary.
Residential Zones / High Density Residential Zone / HRZ-S3	James Coyle	307.17	Amend	Considers that Carrara Park should be protected for development to the East / North / West. [Refer to original submission for full reason]	Seeks that Carrara Park be protected for development to the East, North and West.
Residential Zones / High Density Residential Zone / HRZ-S3	Philip O'Reilly and Julie Saddington	310.3	Amend	HRZ-S3 does not provide any protection of the amenity effects on character precinct and should be amended to have an additional sub-point. The policy as it stands will result in large buildings creating significant effects on neighbouring character areas, eroding their special character values.	Amend HRZ-S3 (Height in relation to boundary) as follows: ... 3. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along any boundary that adjoins a site in: i. The Medium Density Residential Zone; or ii. The Wellington Town Belt Zone; or iii. Any Heritage Area; or iv. Any site containing a Heritage Building; or v. Any site occupied by a school; <u>or</u> <u>vi. Any Character Precinct.</u>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S3	Hilary Watson	321.18	Amend	Considers that the upzoning of 73.2 percent of Newtown as HRZ is not respectful of the City's historic heritage and will result in the irretrievable loss of character, distinctiveness and identity across the suburb, including Character Precincts. The HRZ in the area will not effectively achieve the strategic direction supporting the creation of a liveable, well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, as well as their health and safety. [Refer to original submission for full reason]	Seeks to reduce the extent of the High Density Residential Zone in Newtown. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-S3	Hilary Watson	321.19	Amend	Considers that HRZ-S3.4 provides inadequate height zoning for properties around Carrara Park in Newtown. The provision does not provide sufficient sun access to the park and is too limited in the way it relates to the properties surrounding Carrara Park in Newtown. Properties surrounding Carrara Park should have appropriate setbacks and roof planes so that the park gets maximum possible sun all year round.	Seeks that the properties bordering Carrara Park have appropriate setbacks and roof planes so that the park gets maximum possible sun all year round.
Residential Zones / High Density Residential Zone / HRZ-S3	Khoi Phan	326.38	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Delete HRZ-S3 (Height in relation to boundary) in its entirety.
Residential Zones / High Density Residential Zone / HRZ-S3	Mt Cook Mobilised	331.18	Amend	Considers that HRZ-S3 is inadequate, given buildings can go right up to site boundaries. Design requirements for multi-unit residential developments need to be strengthened to future-proof buildings and provide for good community experience.	Amend HRZ-S3 (Height in relation to boundary) to better future-proof buildings and provide for good community experience.
Residential Zones / High Density Residential Zone / HRZ-S3	Thorndon Residents' Association	333.14	Amend	Considers that adjacent property owners, particularly of wooden structures, should be enabled to gain access for repairs and maintenance to their structures, and to maintain access to services/utilities and boundary fences. It references standard HRZ - S3 and states that "amend if necessary". 1.5m front yard setback and a 1 metre yard are considered absolute minimums (perhaps should be more).	Seeks that there are adequate setbacks for buildings and structures from neighbouring boundaries in any residential zone. 1.5m front yard setback and a 1 metre yard are considered absolute minimums (perhaps should be more).
Residential Zones / High Density Residential Zone / HRZ-S3	Retirement Villages Association of New Zealand Incorporated	350.188	Support in part	Supports HRZ-S3 to the extent it is consistent with the MDRS. However, it is considered that additional exclusions should be integrated with the standard to reflect that some developments may occur adjacent to less sensitive zones.	Retain HRZ-S3 (Height in relation to boundary) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-S3	Retirement Villages Association of New Zealand Incorporated	350.189	Amend	Supports HRZ-S3 to the extent it is consistent with the MDRS. However, it is considered that additional exclusions should be integrated with the standard to reflect that some developments may occur adjacent to less sensitive zones.	Amend HRZ-S3 (Height in relation to boundary) so that it does not apply to boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones.
Residential Zones / High Density Residential Zone / HRZ-S3	WCC Environmental Reference Group	377.388	Support	HRZ-S3 is supported as it will help enable facilities and services well suited to a residential setting.	Retain HRZ-S3 (Height in relation to boundary) as notified.
Residential Zones / High Density Residential Zone / HRZ-S3	Kāinga Ora Homes and Communities	391.476	Support in part	Supports HRZ-S3 in general subject to amendments being made to reflect the relevant height control as sought for other standards and to achieve improved regional alignment and enable appropriate levels of intensification in the HRZ.	Retain HRZ-S3 (Height in relation to boundary) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S3	Kāinga Ora Homes and Communities	391.477	Amend	Supports HRZ-S3 in general subject to amendments being made to reflect the relevant height control as sought for other standards and to achieve improved regional alignment and enable appropriate levels of intensification in the HRZ.	Amend HRZ-S3 (Height in relation to boundary) as follows: 1. For any site where HRZ-S1 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4-19 metres vertically above ground level along all boundaries within 21.5 m from the frontage, as shown in Diagram 6 below. [diagram] 2. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries except where (1) above is applicable, and except where (3) or (4) below is applicable; 3. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 56 metres vertically above ground level along any boundary that adjoins a site in: ...
Residential Zones / High Density Residential Zone / HRZ-S3	Willis Bond and Company Limited	416.85	Amend		Amend HRZ-S3 (Height in relation to boundary) as follows: 1. For any site where HRZ-S1 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 6 below; [Diagram] ... [Also delete diagram]
Residential Zones / High Density Residential Zone / HRZ-S3	Anna Kemble Welch	434.11	Amend	Considers that HRZ-S3 should be amended to allow for more daily sunlight access throughout the year. Carrara Park in Newtown is in the middle of a residential area and close to a large amount of WCC housing with many families who use the park as their playground and social space to meet friends. If neighbouring properties are designated as Medium or High Density residential, then future development could easily overshadow the open space and make the playground cold and damp, uninviting and unhealthy. The provision in item 4 does not go far enough to protect this from happening. Retaining a minimum of 70% sunlight for only half the year (spring to autumn equinox) for only the hours of 10am to 3pm means the park could be heavily shaded for the other half of the year, autumn to spring, which is the time people really need the sunshine. 10am to 3pm cuts out the times children are likely to play in the park after school, so by the time they get there it is no longer sunny.	Amend HRZ-S3 (Height in relation to boundary) as follows: ... 4. For any site where HRZ-S2 or HRZ-S1 applies that is located <u>within 60 meters of adjacent to</u> a site in the Natural Open Space Zone, Open Space Zone, or Sport and Active Recreation Zone: all buildings and structures must be designed and located to maintain sunlight access to a minimum of 70% of the open space site area during 10am to 4.30pm throughout the year. 3pm at either of the equinoxes (i.e. 21 March or 23 September) ...
Residential Zones / High Density Residential Zone / HRZ-S3	Kirsty Woods	437.9	Amend	Considers that the current standards for High Density Residential fail to address effects adequately, including loss of sunlight. Heights from which recession planes on the southern boundary of a new development are measured should also be adjusted down to minimise loss of sun from the north of neighbouring properties.	Amend HRZ-S3 (Height in relation to boundary) as follows: 1. For any site where HRZ-S1 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 6 below <u>its northern boundary, and 2 metres vertical above ground level on its southern, eastern and western boundaries;</u> 2. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries, its northern boundary <u>except where (3) or (4) below is applicable, and 5 metres vertically above ground level on its southern, eastern and western boundaries;</u> ...

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S3	Newtown Residents' Association	440.26	Amend	<p>Considers tht HRZ-S3 should be amended, as it is too limited and does not provide enough protection from shade.</p> <p>It is considered that:</p> <ul style="list-style-type: none"> - A 4m wall on the north boundary, with a 60 degree recession plane, would allow a complete blocking of sun for existing homes on Newtown's small sections, where there is likely to only be a small side yard. - The standard only applies to buildings in the HRZ directly adjacent to a park, and not to buildings across the street or otherwise seperated from the park boundary. - The days and hours this standard applies are too restrictive and will often be reached with only minor changes to the maximum permitted height. However it is during the winter that the need for sunlight is most acute, and a building that meets the standard at the solstice will be shading a much bigger area by mid winter. Carrara Park in Newtown is an example of a space that will be affected by this standard. - Peak usage for primary and secondary school aged children is after school, so 3pm is too early for them; the time should extend to at least 4pm and preferably 4.30pm. - Sites where HRZ-S1 applies have a required set back from the boundary, but if someone chooses to build to the allowed 11m height then the remaining bulk of the building still casts a significant shadow. <p>[Refer to original submission for full reason]</p>	<p>Amend HRZ-S3 (Height in relation to boundary) as follows:</p> <p>...</p> <p>4. For any site where HRZ-S2 or HRZ-S1 applies that is located adjacent to within 60m of a site in the Natural Open Space Zone, Open Space Zone, or Sport and Active Recreation Zone: all buildings and structures must be designed and located to maintain sunlight access to a minimum of 70% of the open space site area during 10am to 3pm 4pm at either of the equinoxes (i.e. 21 March or 23 September) and at midwinter ie. 23 June.</p>
Residential Zones / High Density Residential Zone / HRZ-S3	Greater Brooklyn Residents Association Inc's	459.10	Oppose	<p>Considers HRZ-S3 (Height in relation to boundary) as very limited and simply not adequate.</p>	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S3	Catharine Underwood	481.24	Amend	<p>Considers that the standard is very limited and simply not adequate, given the buildings in the new medium density zone can go right to site boundaries.</p>	Amend HRZ-S3 (Height in relation to boundary) to be stricter.
Residential Zones / High Density Residential Zone / HRZ-S4	AdamsonShaw	137.13	Amend	<p>Considers that HRZ-S4 should be amended as the current standards in the Operative District Plan for the corresponding zone are more permissive than the PDP yard/setback standards.</p> <p>The front yard setback should be 1 metre as it is in the ODP for the inner residential zone.</p>	Amend HRZ-S4 (Boundary setbacks) so that the front yard setback is 1 metre.
Residential Zones / High Density Residential Zone / HRZ-S4	AdamsonShaw	137.14	Amend	<p>Considers that HRZ-S4 should be amended as the current standards in the Operative District Plan for the corresponding zone are more permissive than the PDP yard/setback standards.</p>	Amend HRZ-S4 (Boundary setbacks) so that there is no side or rear yard setback requirement except that, a minimum width of 1 metre must be maintained between buildings where a residential building (other than an accessory building) on an adjoining site is sited less than 1 metre from the boundary.
Residential Zones / High Density Residential Zone / HRZ-S4	Zaffa Christian	174.5	Amend	<p>Considers that a one metre needs to be maintained in order to minimise damage in an earthquake. This is based on recommendations made by Michael Fowler.</p> <p>Building this close with high-medium rise buildings, also contravenes the sunshine clause currently being upheld by the environmental commission.</p>	<p>Seeks that MRZ-S4 (Boundary setbacks) applies to developments of 1 - 3 units, so that buildings are setback at least one metre from the fence/boundary line.</p> <p>[Inferred decision requested].</p>

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S4	Jon Gaupset	175.5	Amend	Considers that a one metre needs to be maintained in order to minimise damage in an earthquake. This is based on recommendations made by Michael Fowler. Building this close with high-medium rise buildings, also contravenes the sunshine clause currently being upheld by the environmental commission.	Seeks that MRZ-S4 (Boundary setbacks) applies to developments of 1 - 3 units, so that buildings are setback at least one metre from the fence/boundary line. [Inferred decision requested].
Residential Zones / High Density Residential Zone / HRZ-S4	Avryl Bramley	202.42	Oppose	Considers that this has been the case in the past and has been a recipe for disaster leaving individual homeowners trying to wrench enforcement compliance out of builders who think they have a right to trespass on adjoining properties and or demolish structures they do not own.	Seeks that HRZ-S4 is amended to require boundary setbacks. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-S4	Avryl Bramley	202.43	Amend	Considers that this has been the case in the past and has been a recipe for disaster leaving individual homeowners trying to wrench enforcement compliance out of builders who think they have a right to trespass on adjoining properties and or demolish structures they do not own.	Seeks reinstatement of side yards in residential areas. [Inferred reinstatement of front and side yards for 1 - 3 units in HRZ-S4].
Residential Zones / High Density Residential Zone / HRZ-S4	Russell Taylor	224.4	Oppose	Considers that multi unit developments need to be encouraged	Seeks that HRZ-S4 (Boundary setbacks) not apply to multi unit developments.
Residential Zones / High Density Residential Zone / HRZ-S4	Victoria Stace	235.6	Amend	Considers that yard setbacks enable adjacent property owners of wooden structures gain access for repairs and maintenance to their structures.	Seeks that HRZ-S4 (Boundary setbacks) is amended to require 1.5m front yard setback and 1m side yard setback for all properties in the zone, including sites with 1 - 3 dwellings.
Residential Zones / High Density Residential Zone / HRZ-S4	Pukepuke Pari Residents Incorporated	237.6	Amend	Considers that this enables adjacent property owners of wooden structures gain access for repairs and maintenance to their structures. [Note the submitter refers to HRZ-S3, which is the height in relation to boundary standard]	Seeks that HRZ-S4 is amended to require 1.5m front yard setback and 1m side yard setback for all properties in the zone, including sites with 1 - 3 dwellings. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-S4	Paul Ridley-Smith	245.6	Support in part	Supports the minimum yard setbacks of 1.5m (front yard) and 1m (side yards) in all residential zones. Considers that this enables adjacent property owners of wooden structures gain access for repairs and maintenance to their structures.	Supports HRZ-S4 (Building setbacks) with amendment.
Residential Zones / High Density Residential Zone / HRZ-S4	Paul Ridley-Smith	245.7	Amend	Considers that the minimum yard setbacks of 1.5m (front yard) and 1m (side yards) should apply in all residential zones as this enables adjacent property owners of wooden structures gain access for repairs and maintenance to their structures.	Seeks that HRZ-S4 is amended to require 1.5m front yard setback and 1m side yard setback for all properties in the zone, including sites with 1 - 3 dwellings. [Inferred decision requested]
Residential Zones / High Density Residential Zone / HRZ-S4	Wellington City Council	266.148	Amend	[No specific reason given beyond decision requested - see original submission for further reason]	Amend HRZ-S4 (Boundary setbacks) exemptions as follows: This standard does not apply to: <u>a. Developments of 1-3 household units with respect to the front and side yard set-back requirements;</u> a-b. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; <u>and</u> b-c. Fences or standalone walls; <u>d. Uncovered decks and uncovered structures no more than 500mm in height above ground level;</u> <u>e. Eaves up to 600mm in width;</u> e-e. Multi-unit housing; and e-f. Retirement villages.
Residential Zones / High Density Residential Zone / HRZ-S4	Rimu Architects Ltd	318.27	Amend	Considers that HRZ-S4 should be amended to have an exception for low decks and eaves. Both the front & side yard requirements are more restrictive than current rules. There are also no exceptions for low decks or eaves. A wall 1m clear of the boundary with an eave up to 600 wide above is consistent with other regulatory requirements, so keeping the side yard requirement but allowing a 600 eave (as at GRUZ-S4) would be reasonable, as would that provision's allowance for low decks.	Amend HRZ-S4 (Boundary setbacks) as follows: ... This standard does not apply to: a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and b. Fences or standalone walls; and <u>c. Uncovered decks no more than 500mm in height above ground level; and</u> <u>d. Eaves up to 600mm in width</u>

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S4	Khoi Phan	326.39	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend HRZ-S4 (Boundary setbacks) as follows: Yard Minimum depth Front 1.5 metres <u>1.0 metre</u> Side 1 metre <u>0.5 metre</u> Rear 1 metre <u>0.5 metre</u> (excluded on corner sites)
Residential Zones / High Density Residential Zone / HRZ-S4	Mt Cook Mobilised	331.19	Amend	Considers that setback requirements should be modelled after the Sydney Design Guide, by taking into account the width of the street (i.e. narrower the street, lower the height in which a setback takes effect) and the height of the building (i.e. higher the building, the greater the setback is).	Seeks that setback requirements take into account the width of the streets and heights of buildings.
Residential Zones / High Density Residential Zone / HRZ-S4	Retirement Villages Association of New Zealand Incorporated	350.190	Support	Supports the exclusion of retirement villages from HRZ-S4.	Retain HRZ-S4 (Boundary setbacks) as notified.
Residential Zones / High Density Residential Zone / HRZ-S4	Waka Kotahi	370.368	Support in part	Standard HRZ-S4 is supported, but amendment is sought	Retain Standard HRZ-S4 (Boundary setbacks) with amendment.
Residential Zones / High Density Residential Zone / HRZ-S4	Waka Kotahi	370.369	Amend	Considers that HRZ-S4 should have immediate legal effect to align with the MDRS requirements, and to avoid confusion where boundary setbacks are applied from both the operative and proposed district plan. It is noted the intention of the NPS-UD is to enable urban environments to evolve and change, enabled by the national standards.	Seeks to amend HRZ-S4 (Boundary setbacks) to ensure it has immediate legal effect.
Residential Zones / High Density Residential Zone / HRZ-S4	WCC Environmental Reference Group	377.389	Amend	Considers that the boundary setbacks do not provide for efficient use of land, and will continue to perpetuate the poor land use practice of infill without regard to long term liveability. The submitter seeks that the requirement for a frontage setback be removed, along with side yard requirements. The submitter seeks a greater rear yard set back. Considers that this will help get our medium and high density zones on a track towards a better, more efficient yet useable urban form for the years to come.	Amend HRZ-S4 (Boundary setbacks) to remove: - the minimum depth front yard requirement, - the side yard requirement for the first 20 m from front (street frontage) to back, and increase the rear yard requirement to 8 metres.
Residential Zones / High Density Residential Zone / HRZ-S4	Kāinga Ora Homes and Communities	391.478	Support in part	Supports HRZ-S4 subject to removal of reference to Multi-Unit housing.	Retain HRZ-S4 (Boundary setbacks) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-S4	Kāinga Ora Homes and Communities	391.479	Amend	Supports HRZ-S4 subject to removal of reference to Multi-Unit housing.	Amend HRZ-S4 (Boundary setbacks) as follows: This standard does not apply to: ... c. Multi unit housing <u>where there are more than six residential units;</u> and

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested										
Residential Zones / High Density Residential Zone / HRZ-S4	KiwiRail Holdings Limited	408.123	Amend	<p>Considers that building setbacks are essential to address significant safety hazards associated with the operational rail corridor.</p> <p>The Proposed Plan enables a 1m setback from side and rear boundaries shared with the rail corridor under HRZ-S4, increasing the risk that poles, ladders, or even ropes for abseiling equipment, could protrude into the rail corridor and increasing the risk of collision with a train or electrified overhead lines.</p> <p>KiwiRail consider that a 5m setback would be more appropriate in providing for vehicular access to the rear of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. An increased setback would provide for the unhindered operation of buildings, including higher rise structures and for the safer use of outdoor deck areas at height. This in turn fosters visual amenity, as lineside properties can be regularly maintained.</p> <p>KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures.</p>	<p>Amend HRZ-S4 (Boundary setbacks) as follows:</p> <p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="0"> <tr> <td>Yard Boundary</td> <td>Minimum depth</td> </tr> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> <tr> <td><u>Rail corridor</u></td> <td><u>5 metres</u></td> </tr> </table>	Yard Boundary	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<u>Rail corridor</u>	<u>5 metres</u>
Yard Boundary	Minimum depth														
Front	1.5 metres														
Side	1 metre														
Rear	1 metre (excluded on corner sites)														
<u>Rail corridor</u>	<u>5 metres</u>														
Residential Zones / High Density Residential Zone / HRZ-S4	Donna Yule	421.5	Oppose	<p>Opposes having no residential minimum boundaries space of at least 1 metre.</p> <p>No consideration has been given to the geographical location of each individual suburb, its terrain and orientation to the sun. For suburbs that are built in a north south direction with hills either side and the main housing is on the flat, any 3 storey building will cast a significant shadow over many properties.</p> <p>Many more 3 storey development means a whole suburb except for those on the hills will be in permanent shadows.</p> <p>Added to that no space between properties, no outside areas to enjoy a little privacy. These suburbs will become sunless undesirable transitional suburbs where people will only stay a short time until the can afford to move elsewhere with sun & outdoor space.</p>	Not specified.										
Residential Zones / High Density Residential Zone / HRZ-S4	Johnsonville Community Association	429.38	Amend	<p>Considers that one major recent decision by the Council has been to remove the building front and side setback requirements in the current District Plan. Permitting buildings onto the boundary is a significant loss of neighbourhood amenity and is likely to further reduce the natural light next to high buildings.</p>	<p>Seeks that HRZ-S4 (Boundary setbacks) is amended to require 1.5m front yard setback and 1m sideyard setback for all properties in the zone, including sites with 1 - 3 dwellings.</p> <p>[Inferred Decision Requested]</p>										
Residential Zones / High Density Residential Zone / HRZ-S4	Kirsty Woods	437.10	Amend	<p>Considers that the current standards for High Density Residential fail to address effects adequately, including loss of sunlight. Standards should acknowledge the effects on existing properties of new-builds, depending on whether they are built to the north, east, west or South.</p>	<p>Amend HRZ-S4 (Boundary setbacks) as follows:</p> <p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <p>This standard does not apply to:</p> <p>a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; <u>and</u></p> <p>b. Fences or standalone walls;</p> <p>c. Multi-unit housing; and</p> <p>d. Retirement villages.</p> <p><u>The standard for Fron Yard minimum depth do not apply to:</u></p> <p><u>a. Multi-unit housing; and</u></p> <p><u>b. Retirement villages.</u></p>										
Residential Zones / High Density Residential Zone / HRZ-S4	Meredith Robertshawe	444.6	Amend	<p>Seeks that front and side yard boundaries retained to increase the streetscape and visual amenity effects; and minimise potential dominance, lack of privacy and shading effects on adjoining sites.</p>	<p>Amend HRZ-S4 (Boundary setbacks) to reinstate the front and side yard set-backs for developments of 1 to 3 units.</p>										

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S4	Meredith Robertshawe	444.7	Amend	<p>Seeks that MRZ-S4 has front and side yard boundaries retained to retain existing streetscape and visual amenity effects; and minimise potential dominance, lack of privacy and shading effects on adjoining sites.</p> <p>Seeks the reinstatement of front and side yard boundaries for:</p> <p>a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; b. Fences or standalone walls; c. Multi-unit housing; and d. Retirement villages</p> <p>Considers that this will ensure that space between separate buildings will be retained, and increase the amenity value for neighbourhoods where medium density building is allowed.</p>	<p>Amend HRZ-S4 (Boundary setbacks) as follows:</p> <p>...</p> <p>This standard does not apply to:</p> <p>a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; b. Fences or standalone walls; c. Multi-unit housing; and d. Retirement villages.</p> <p>...</p>
Residential Zones / High Density Residential Zone / HRZ-S4	Greater Brooklyn Residents Association Inc's	459.11	Amend	<p>Considers it appropriate to amend front setbacks to two metres as per the Operative District Plan.</p>	<p>Amend HRZ-S4 (Boundary setbacks) as follows:</p> <p>Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <p>Front - 1.5 metres 2 metres</p> <p>[Inferred decision requested]</p>
Residential Zones / High Density Residential Zone / HRZ-S4	Catharine Underwood	481.2	Oppose	<p>Considers that the removal of front and side yard setbacks for medium density residential standards compliant development will negatively affect the street scape of suburban Wellington.</p>	<p>Seeks that front and side yard setbacks in HRZ-S4 (Boundary setbacks) apply to residential units that comply with the medium density residential standards.</p>
Residential Zones / High Density Residential Zone / HRZ-S4	Catharine Underwood	481.25	Amend	<p>Considers that all new buildings in the inner city should have a minimum set back of at least 1.5 (2m is better) to give room for a green corridor. Side yards are a good place for rubbish bins, compost bins or sheds to store bikes and other toys. A good example of why larger set backs are needed in The Paddington on Taranaki Street, which was meant to have several street trees lining the pavement and softening the development, as part of the consent but ended up with no trees due to underground services like pipes, telecommunications, electricity and sewerage. If there had been a setback, a green front would have been possible. The residents of The Paddington and Wellington are the poorer because of this.</p>	<p>Amend HRZ-S4 (Boundary setbacks) to have setbacks of 2m and at least 1.5m in the inner city.</p>
Residential Zones / High Density Residential Zone / HRZ-S5	Wellington City Council	266.149	Amend	<p>[No specific reason given beyond decision requested - see original submission for further reason]</p>	<p>Amend HRZ-S5 (Building coverage) exemptions as follows:</p> <p>This standard does not apply to:</p> <p><u>a. Uncovered decks and uncovered structures no more than 500mm in height above ground level;</u> <u>b. Eaves up to 600mm in width;</u> c. a- Multi-unit housing; and d. b- Retirement villages.</p>
Residential Zones / High Density Residential Zone / HRZ-S5	Retirement Villages Association of New Zealand Incorporated	350.191	Support	<p>Supports the exclusion of retirement villages from HRZ-S5.</p>	<p>Retain HRZ-S5 (Building coverage) as notified.</p>
Residential Zones / High Density Residential Zone / HRZ-S5	Waka Kotahi	370.370	Support	<p>Standard HRZ-S5 is supported as it aligns with the MDRS requirements.</p>	<p>Retain HRZ-S5 (Building coverage) as notified.</p>
Residential Zones / High Density Residential Zone / HRZ-S5	Kāinga Ora Homes and Communities	391.480	Support in part	<p>Supports HRZ-S5 subject to removal of reference to Multi-Unit housing.</p>	<p>Retain HRZ-S5 (Building coverage) and seeks amendment.</p>

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S5	Kāinga Ora Homes and Communities	391.481	Amend	Supports HRZ-S5 subject to removal of reference to Multi-Unit housing.	Amend HRZ-S5 (Building coverage) as follows: This standard does not apply to: a. Multi-unit housing where there are more than six residential units ; and
Residential Zones / High Density Residential Zone / HRZ-S6	Retirement Villages Association of New Zealand Incorporated	350.192	Support	Supports the exclusion of retirement villages from HRZ-S6.	Retain HRZ-S6 (Outdoor living space (per unit)) as notified.
Residential Zones / High Density Residential Zone / HRZ-S6	Waka Kotahi	370.371	Support	Standard HRZ-S6 is supported as it aligns with the MDRS requirements.	Retain HRZ-S6 (Outdoor living space (per unit)) as notified.
Residential Zones / High Density Residential Zone / HRZ-S6	Envirowaste Services Ltd	373.23	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain HRZ-S6 (Outdoor living space (per unit)) with amendment.
Residential Zones / High Density Residential Zone / HRZ-S6	Envirowaste Services Ltd	373.24	Amend	Considers that bin storage should have a specific and acknowledged location on site that is outside an outdoor living space.	Amend HRZ-S6 (Outdoor living space (per unit)) as follows: 1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that: a. Where located at ground level, has no dimension less than 3 metres; b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; c. Is accessible from the residential unit; d. May be: i. grouped cumulatively by area in 1 communally accessible location; or ii. located directly adjacent to the unit; and e. Is free of buildings, parking spaces, and servicing (<u>including waste facilities</u>) and maneuvering areas.
Residential Zones / High Density Residential Zone / HRZ-S6	WCC Environmental Reference Group	377.390	Support	HRZ-S6 is supported as provision for outdoor living space is an important part of ensuring a healthy and pleasant environment for people living in higher density areas.	Retain HRZ-S6 (Outdoor living space (per unit)) as notified.
Residential Zones / High Density Residential Zone / HRZ-S6	Kāinga Ora Homes and Communities	391.482	Oppose in part	Acknowledges that HRZ-S6 is directly taken from the MDRS, however, considers that the standard could be made more enabling. HRZ-S13 for multi-unit housing is a more enabling outdoor living space requirement which is considered appropriate for all residential units as it provides sufficient onsite space and amenity. Amendments are sought to replace HRZ-S6 with HRZ-S13 and delete reference to multi-unit housing and retirement villages.	Delete HRZ-S6 (Outdoor living space (per unit)) in its entirety as notified. Seeks to replace standard with amendments sought to HRZ-S13.
Residential Zones / High Density Residential Zone / HRZ-S6	Kāinga Ora Homes and Communities	391.483	Amend	Acknowledges that HRZ-S6 is directly taken from the MDRS, however, considers that the standard could be made more enabling. HRZ-S13 for multi-unit housing is a more enabling outdoor living space requirement which is considered appropriate for all residential units as it provides sufficient onsite space and amenity. Amendments are sought to replace HRZ-S6 with HRZ-S13 and delete reference to multi-unit housing and retirement villages.	Delete HRZ-S6 (Outdoor living space (per unit)) in its entirety as notified. Seeks to replace standard with amendments sought to HRZ-S13.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S7	Retirement Villages Association of New Zealand Incorporated	350.193	Support	Supports the exclusion of retirement villages from HRZ-S7.	Retain HRZ-S7 (Outlook space (per unit)) as notified.
Residential Zones / High Density Residential Zone / HRZ-S7	Waka Kotahi	370.372	Support	Standard HRZ-S7 is supported as it aligns with the MDRS requirements.	Retain HRZ-S7 (Outlook space (per unit)) as notified.
Residential Zones / High Density Residential Zone / HRZ-S7	WCC Environmental Reference Group	377.391	Support	HRZ-S7 is supported as provision for outdoor living space is an important part of ensuring a healthy and pleasant environment for people living in higher density areas.	Retain HRZ-S7 (Outlook space (per unit)) as notified.
Residential Zones / High Density Residential Zone / HRZ-S7	Kāinga Ora Homes and Communities	391.484	Oppose in part	Acknowledges that HRZ-S7 is directly taken from the MDRS, however, considers that the standard could be made more enabling. HRZ-S14 for multi-unit housing is a more enabling provision which provides sufficient outlook space and is considered to be appropriate for all residential units regardless of the number on a site. Amendments are sought to replace MRZ-S7 with MRZ-S14 and delete reference to multi-unit housing and retirement villages.	Delete HRZ-S7 (Outlook space (per unit)) in its entirety as notified. Seeks to replace standard with amendments sought to HRZ-S14.
Residential Zones / High Density Residential Zone / HRZ-S7	Kāinga Ora Homes and Communities	391.485	Amend	Acknowledges that HRZ-S7 is directly taken from the MDRS, however, considers that the standard could be made more enabling. HRZ-S14 for multi-unit housing is a more enabling provision which provides sufficient outlook space and is considered to be appropriate for all residential units regardless of the number on a site. Amendments are sought to replace MRZ-S7 with MRZ-S14 and delete reference to multi-unit housing and retirement villages.	Delete HRZ-S7 (Outlook space (per unit)) in its entirety as notified. Seeks to replace standard with amendments sought to HRZ-S14.
Residential Zones / High Density Residential Zone / HRZ-S7	Craig Palmer	492.30	Oppose	Considers that HRZ-S7 (Outlook space (per unit)) avoids specifying access to direct sunlight within principal living rooms. The very small living spaces allowed for under HRZ-S12 (Minimum residential unit size for multi-unit housing), i.e. 35m2 to 55m2, necessitate a counterbalancing measure to ensure that direct sunlight prevents claustrophobia and depression from living in confined shaded spaces. In Wellington direct sunlight enjoyed indoors is crucially important. [Refer to original submission for full detail].	Seeks that provision is made to ensure that principal living rooms enjoy a minimum of two hours of direct sunlight from June to August.
Residential Zones / High Density Residential Zone / HRZ-S7	Craig Palmer	492.31	Amend	Considers that HRZ-S7 (Outlook space (per unit)) avoids specifying access to direct sunlight within principal living rooms. The very small living spaces allowed for under HRZ-S12 (Minimum residential unit size for multi-unit housing), i.e. 35m2 to 55m2, necessitate a counterbalancing measure to ensure that direct sunlight prevents claustrophobia and depression from living in confined shaded spaces. In Wellington direct sunlight enjoyed indoors is crucially important. [Refer to original submission for full detail].	Seeks that provision is made to ensure that principal living rooms enjoy a minimum of two hours of direct sunlight from June to August.
Residential Zones / High Density Residential Zone / HRZ-S8	Interprofessional Trust	96.9	Amend	Considers that the 20% glazing standard has no support in science and that glass is not an insulating cladding. [Refer to original submission for further details]	Seeks that the 20% glazing standard is amended to say 15-50% glass when oriented 90° of north and 20% max for other orientations, excluding shopfronts [refer to submission for further details].
Residential Zones / High Density Residential Zone / HRZ-S8	Retirement Villages Association of New Zealand Incorporated	350.194	Support	Supports the exclusion of retirement villages from HRZ-S8.	Retain HRZ-S8 (Windows to street) as notified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S8	Waka Kotahi	370.373	Support	Standard HRZ-S8 is supported as it aligns with the MDRS requirements.	Retain HRZ-S8 (Windows to street) as notified.
Residential Zones / High Density Residential Zone / HRZ-S8	WCC Environmental Reference Group	377.392	Support	HRZ-S8 is supported as the standard will help ensure attractiveness at street level, as well as provide for passive surveillance: designing for safety is highly important in built environments.	Retain HRZ-S8 (Windows to street) as notified.
Residential Zones / High Density Residential Zone / HRZ-S8	Kāinga Ora Homes and Communities	391.486	Support in part	Supports HRZ-S8 subject to removal of reference to Multi-Unit housing.	Retain HRZ-S8 (Windows to street) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-S8	Kāinga Ora Homes and Communities	391.487	Amend	Supports HRZ-S8 subject to removal of reference to Multi-Unit housing.	Amend HRZ-S8 (Windows to street) t as follows: ... This standard does not apply to: i. Multi-unit housing where there are more than six residential units; and ...
Residential Zones / High Density Residential Zone / HRZ-S9	Phillippa O'Connor	289.37	Not specified	Considers that 'landscaped area' could benefit from a definition.	Seeks clarity on the interpretation of 'landscaped area' as it relates to standard HRZ-S9 (Landscaped area).
Residential Zones / High Density Residential Zone / HRZ-S9	Retirement Villages Association of New Zealand Incorporated	350.195	Support	Supports the exclusion of retirement villages from HRZ-S9.	Retain HRZ-S9 (Landscaped area) as notified.
Residential Zones / High Density Residential Zone / HRZ-S9	Waka Kotahi	370.374	Support	Standard HRZ-S9 is supported as it aligns with the MDRS requirements.	Retain HRZ-S9 (Landscaped area) as notified.
Residential Zones / High Density Residential Zone / HRZ-S9	WCC Environmental Reference Group	377.393	Support	HRZ-S9 is supported as the standard will ensure that increased density is done well, with benefits for health and wellbeing through fostering a biophilic environment.	Retain HRZ-S9 (Landscaped area) as notified.
Residential Zones / High Density Residential Zone / HRZ-S9	Kāinga Ora Homes and Communities	391.488	Support in part	Supports HRZ-S9 subject to removal of reference to Multi-Unit housing.	Retain HRZ-S9 (Landscaped area) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-S10	Wellington City Council	266.150	Oppose in part	Considers that given this is not a building provision, but a three waters/infrastructure provision, it is more logical to locate this standard in the THW chapter. Note: HRZ-P9 and HRZ-S10 are to be relocated to THW – see new THW-P6 and THW-R7.	Delete HRZ-S10 (Permeable surface area) in its entirety. Consequential renumbering of standards HRZ-S11 (Fences and standalone walls) and HRZ-S17 (Minimum building separation distance for multi-unit housing or a retirement village) to reflect change in numbering. Consequential update to references in notification clauses as required.
Residential Zones / High Density Residential Zone / HRZ-S10	Phillippa O'Connor	289.38	Not specified	Considers that the definitions lead to unnecessary restriction on site layout and design as currently drafted.	Seeks clarity on the whether the permeable surface area standard HRZ-S10 (Permeable surface area) is inclusive of landscaped area.
Residential Zones / High Density Residential Zone / HRZ-S10	Retirement Villages Association of New Zealand Incorporated	350.196	Support	Supports the exclusion of retirement villages from HRZ-S10.	Retain HRZ-S10 (Permeable surface area) as notified.
Residential Zones / High Density Residential Zone / HRZ-S10	WCC Environmental Reference Group	377.394	Support	HRZ-S10 is supported as the standard will ensure that increased density manages risks of stormwater runoff including risks to water quality and flooding.	Retain HRZ-S10 (Permeable surface area) as notified.
Residential Zones / High Density Residential Zone / HRZ-S10	Kāinga Ora Homes and Communities	391.489	Amend	Supports HRZ-S10 subject to removal of reference to Multi-Unit housing.	Amend HRZ-S10 (Landscaped area) and seeks amendment as follows: ... This standard does not apply to: a. Multi-unit housing where there are more than six residential units; and ...

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S10	Kāinga Ora Homes and Communities	391.490	Support in part	Supports HRZ-S10 subject to removal of reference to Multi-Unit housing.	Retain HRZ-S10 (Permeable surface area) as follows: ... This standard does not apply to: a. Multi unit housing where there are more than six residential units ; and ...
Residential Zones / High Density Residential Zone / HRZ-S11	Design Network Architecture Limited	259.4	Amend	Considers that the current wording of HRZ-S11 potentially allows fences for multi-unit developments to be at any height provided the fences were not immediately on the front boundary.	Seeks amendment to HRZ-S11 (Fences and Standalone Walls) to improve clarity to avoid fences for multi-unit developments being able to have any height as long as they are not on the front boundary.
Residential Zones / High Density Residential Zone / HRZ-S11	Fire and Emergency New Zealand	273.209	Support in part	Considers it important that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ	Support HRZ-S11 (Fences and standalone walls), with amendment.
Residential Zones / High Density Residential Zone / HRZ-S11	Fire and Emergency New Zealand	273.210	Amend	Considers it important that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ	Amend HRZ-S11 (Fences and standalone walls) as follows: 1. Any fence or standalone wall, or combination of these structures, must not exceed : a. <u>Exceed</u> a maximum height of 2m above ground level where within 1m of any side or rear boundary. b. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u> 2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed : a. <u>Exceed</u> a maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 8 below. c. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>
Residential Zones / High Density Residential Zone / HRZ-S11	Khoi Phan	326.40	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend MRZ-S11 (Fences and standalone walls) as follows: 1. Any fence or standalone wall, or combination of these structures, must not exceed: a. A maximum height of 2m <u>1.5m</u> above ground level where within 1m of any side or rear boundary;
Residential Zones / High Density Residential Zone / HRZ-S11	Retirement Villages Association of New Zealand Incorporated	350.197	Support in part	Supports the 2m height standard for fences/walls but considers an exclusion is required for temporary fences/walls e.g. for noise mitigation during construction.	Retain HRZ-S11 (Fences and standalone walls) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-S11	Retirement Villages Association of New Zealand Incorporated	350.198	Amend	Supports the 2m height standard for fences/walls but considers an exclusion is required for temporary fences/walls e.g. for noise mitigation during construction.	Amend HRZ-S11 (Fences and standalone walls) to exclude temporary fences/walls from the standard.
Residential Zones / High Density Residential Zone / HRZ-S11	WCC Environmental Reference Group	377.395	Amend	Considers that solid fences of 2m height destroy streetscapes, detract from neighbourhood interactions, and create unsafe environments. The submitter seeks that fences should not be allowed to be more than 1.2m in height where that fence fronts the street, and that the provision for 2 m with the area above 1.2m being 50% visually transparent be applied to fences abutting public walkways.	Amend HRZ-S11 (Fences and standalone walls) as follows: - Require a fence on a front boundary to be no more than 1.2m in height. - Require a fence abutting a public walkway to be no more than 2 m with the area above 1.2m being 50% visually transparent.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S11	Living Streets Aotearoa	482.57	Oppose	Concerned that the height of fences at which they are allowed as permitted activities should be lowered. High fences that cannot be seen through, are a public space problem for safety reasons.	Seeks amendment to standard HRZ-S11 (Fences and Standalone walls).
Residential Zones / High Density Residential Zone / HRZ-S11	Living Streets Aotearoa	482.58	Amend	Concerned that the height of fences at which they are allowed as permitted activities should be lowered. High fences that cannot be seen through, are a public space problem for safety reasons.	Seeks that MRZ-S11 is amended so that the fences up to 1m can be built with any material along a boundary with public space, and where higher than 1 metre they must be of a material that allows pedestrians to see through it from the adjacent path.
Residential Zones / High Density Residential Zone / HRZ-S12	Property Council New Zealand	338.13	Amend	Considers that minimum unit sizes, coupled with increased height density, run the risk of buildings that are smaller in floor space but greater in height. The overall design outcome should be considered so that adverse design outcomes for small, skinny buildings with less total floor space be avoided.	Seeks that overall design outcomes be considered when setting minimum unit sizes in HRZ-S12 (Minimum residential unit size for multi-unit housing).
Residential Zones / High Density Residential Zone / HRZ-S12	Kāinga Ora Homes and Communities	391.491	Support in part	Supports HRZ-S12 in part, but considers that there should be smaller floor areas for studio units and for simplicity, a minimum floor area for 1 or bedrooms.	Retain HRZ-S12 (Minimum residential unit size for multi-unit housing) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-S12	Kāinga Ora Homes and Communities	391.492	Amend	Supports HRZ-S12 in part, but considers that there should be smaller floor areas for studio units and for simplicity, a minimum floor area for 1 or bedrooms.	Amend HRZ-S12 (Minimum residential unit size for multi-unit housing) as follows: 1. Residential units, including any dual key unit, must meet the following minimum sizes: Residential Unit Type Minimum Net Floor Area a. Studio Unit 35m ² -30m ² b. 1 or more bedroom(s) unit 40m ² c. 2+ bedroom unit 55m²
Residential Zones / High Density Residential Zone / HRZ-S12	Willis Bond and Company Limited	416.86	Oppose	Opposes HRZ-S12 as the submitter considers: - Minimum residential unit sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing. - 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 HRZ-P2 to provide a range of housing sizes.	Delete HRZ-S12 (Minimum residential unit size for multi-unit housing) in its entirety.
Residential Zones / High Density Residential Zone / HRZ-S12	Willis Bond and Company Limited	416.87	Amend	Opposes HRZ-S12 as the submitter considers: - Minimum residential unit sizes restrict the ability of developers to provide affordable housing choices and a diverse range of housing. - 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 HRZ-P2 to provide a range of housing sizes.	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.
Residential Zones / High Density Residential Zone / HRZ-S12	Craig Palmer	492.32	Oppose	Considers that the minimum unit size standards in HRZ-S12 are small.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S13	Design Network Architecture Limited	259.5	Amend	[No specific reason given beyond decision requested - see original submission for further reason]	Clarify HRZ-S13 (Outdoor living space for multi-unit housing) "Minimum Dimension" - so that communal shared living spaces an 8m dimension is required at only one portion of the outdoor living space, with the other dimension able to be smaller than this. i.e. not an 8m x 8m space.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S13	Design Network Architecture Limited	259.6	Amend	[No specific reason given beyond decision requested - see original submission for further reason]	Seeks amendment to HRZ-S13 (Outdoor living space for multi-unit housing) to allow 10m ² minimum area to be achieved with alternative dimensions of 5m x 2m, or 3.2m x 3.2m.
Residential Zones / High Density Residential Zone / HRZ-S13	Rimu Architects Ltd	318.28	Amend	Considers that the outdoor living space for multi-unit housing in HRZ-S13 has large requirements. The requirement for only 10 square metres of communal outdoor living space per every 5 units fits oddly with both the much larger requirement per unit if the space is private and also the 8m minimum dimension requirement. An 8m x 8m area, would in theory be sufficient communal space for 30 residential units with 4 square metres 'spare' increasing the allowance 5 square metres (matching the studio/1 bedroom private allowance) would leave the minimum area as adequate for 12 residential units. There are also sites within this zone where the site width is less than 8m.	Amend HRZ-S13 (Outdoor living space for multi-unit housing) as follows: Living Space Type ... b. Communal i. For every 5 units unit Minimum area - 10m² 5m ² Minimum dimension - 8m <u>except where site width is less than 8m. In that situation an area the full width of the site and 8m deep is acceptable.</u>
Residential Zones / High Density Residential Zone / HRZ-S13	Kāinga Ora Homes and Communities	391.493	Oppose	Considers that HRZ-S13 is appropriate to apply to all sites. Seeks that this standard replace HRZ-S6 as the level of outdoor living area proposed by this standard is appropriate for all sites not just sites developed with more than 3 residential units.	Opposes HRZ-S6 (Outdoor living space for multi-unit housing) and seeks that HRZ-S13 replace the standard with the following amendment to the title of HRZ-S13 (Outdoor living space for multi-unit housing) as follows: Outdoor living space for multi-unit housing
Residential Zones / High Density Residential Zone / HRZ-S13	Kāinga Ora Homes and Communities	391.494	Amend	Considers that HRZ-S13 is appropriate to apply to all sites. Seeks that this standard replace HRZ-S6 as the level of outdoor living area proposed by this standard is appropriate for all sites not just sites developed with more than 3 residential units.	Opposes HRZ-S6 (Outdoor living space for multi-unit housing) and seeks that HRZ-S13 replace the standard with the following amendment to the title of HRZ-S13 (Outdoor living space for multi-unit housing) as follows: Outdoor living space for multi-unit housing
Residential Zones / High Density Residential Zone / HRZ-S13	Willis Bond and Company Limited	416.88	Oppose	Opposes this provision for the following reasons: - mandating unutilised external areas is expensive and will have a detrimental impact on dwelling prices. -there is insufficient economic justification for the provision and it does not meet the section 32, Resource Management Act 1991 tests for appropriateness. -there is also a lack of sufficient research that underpins Council's evidence base. -Wellington's climate also reduces the amenity and use of outdoor living spaces, which can be exposed and windy.	Delete HRZ-S13 (Outdoor living space for multi-unit housing) in its entirety.
Residential Zones / High Density Residential Zone / HRZ-S14	Judith Graykowski	80.10	Amend	Considers that HRZ-S14 (Outlook space for multi-unit housing) is very limited and simply not adequate, given the buildings in the HRZ can go right to site boundaries.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S14	Vivienne Morrell	155.13	Amend	Considers that HRZ-S14 (Outlook space for multi-unit housing) is very limited and simply not adequate, given that HRZ buildings can go right to site boundaries.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S14	Pauletta Wilson	257.6	Amend	Considers that the plan has very limited controls to manage shading and sunshine and that these are not adequate given buildings in the new high density zone can go right to site boundaries.	Seeks that HRZ-S14 (outlook space for multi unit housing) is amended to limit the shading of private properties beyond the controls that are in the plan already.
Residential Zones / High Density Residential Zone / HRZ-S14	Mt Cook Mobilised	331.20	Amend	Considers that HRZ-S14 is inadequate, given buildings can go right up to site boundaries. Design requirements for multi-unit residential developments need to be strengthened to future-proof buildings and provide for good community experience.	Amend HRZ-S14 (Outlook space for multi-unit housing) to better future-proof buildings and provide for good community experience.
Residential Zones / High Density Residential Zone / HRZ-S14	Mt Cook Mobilised	331.21	Amend	Considers that HRZ-S15 is inadequate, given buildings can go right up to site boundaries. Design requirements for multi-unit residential developments need to be strengthened to future-proof buildings and provide for good community experience.	Amend HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) to better future-proof buildings and provide for good community experience.
Residential Zones / High Density Residential Zone / HRZ-S14	Kāinga Ora Homes and Communities	391.495	Oppose	Considers that HRZ-S14 is appropriate to apply to all sites. Seeks that this standard replace HRZ-S7 as the level of outdoor living area proposed by this standard is appropriate for all sites not just sites developed with more than 3 residential units.	Opposes HRZ-S7 (Outlook space (per unit)) and seeks that HRZ-S14 replace the standard with the following amendment to the title of HRZ-S14 (Outlook space for multi-unit housing) as follows: Outlook space for multi-unit housing

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S14	Kāinga Ora Homes and Communities	391.496	Amend	Considers that HRZ-S14 is appropriate to apply to all sites. Seeks that this standard replace HRZ-S7 as the level of outdoor living area proposed by this standard is appropriate for all sites not just sites developed with more than 3 residential units.	Opposes HRZ-S7 (Outlook space (per unit)) and seeks that HRZ-S14 replace the standard with the following amendment to the title of HRZ-S14 (Outlook space for multi-unit housing) as follows: Outlook space for multi-unit housing
Residential Zones / High Density Residential Zone / HRZ-S14	Il Casino Apartment Body Corporate	426.1	Oppose	Considers that the standard requires a more context-specific standard to define what constitutes acceptable levels of natural light. For example, lower level apartments may lose daylight due to high neighbouring buildings, resulting in colder, darker apartments that use more electricity and do not result in a desirable urban living environment.	Opposes HRZ-S14 (Outlook space for multi-unit housing) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-S14	Il Casino Apartment Body Corporate	426.2	Amend	Considers that the standard requires a more context-specific standard to define what constitutes acceptable levels of natural light. For example, lower level apartments may lose daylight due to high neighbouring buildings, resulting in colder, darker apartments that use more electricity and do not result in a desirable urban living environment.	Amend HRZ-S14 (Outlook space for multi-unit housing) to have better design considerations and with specific consideration given to natural light for high rises.
Residential Zones / High Density Residential Zone / HRZ-S14	Greater Brooklyn Residents Association Inc's	459.12	Oppose	Considers HRZ-S14 (Outlook space for multi-unit housing) very limited and simply not adequate.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S14	Catharine Underwood	481.26	Amend	Considers that the standard is very limited and simply not adequate, given the buildings in the new medium density zone can go right to site boundaries.	Amend HRZ-S14 (Outlook space for multi-unit housing) to be stricter.
Residential Zones / High Density Residential Zone / HRZ-S15	Judith Graykowski	80.11	Amend	Considers that HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) is very limited and simply not adequate, given the buildings in the HRZ can go right to site boundaries.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S15	Vivienne Morrell	155.14	Amend	Considers that HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) is very limited and simply not adequate, given that HRZ buildings can go right to site boundaries.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S15	Pauletta Wilson	257.7	Amend	Considers that the plan has very limited controls to manage shading and sunshine and that these are not adequate given buildings in the new high density zone can go right to site boundaries.	Seeks that HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) is amended to limit the shading of private properties beyond the controls that are in the plan already.
Residential Zones / High Density Residential Zone / HRZ-S15	Steve Dunn	288.8	Amend	Considers that two metre setbacks from boundaries and restricted rootzones in pavement does not support healthy trees or the objectives of a vibrant green living environment. A larger growing zone and porous ground is needed.	Seeks that HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) is amended to ensure healthy tree growth in streetscape and intensified residential areas.
Residential Zones / High Density Residential Zone / HRZ-S15	Retirement Villages Association of New Zealand Incorporated	350.199	Support	Does not oppose HRZ-S15 and the minimum privacy separation to a boundary above ground level at retirement villages.	Retain HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) as notified.
Residential Zones / High Density Residential Zone / HRZ-S15	Sarah Walker	367.2	Oppose	Concerned about the minimum of 2 metres from the boundary that apartments can be built from existing apartments. Considers this will change the look and feel of the community, block light and pose a security risk. Also considers this will impact upon the value of homes which will place financial pressure on owners. Considers that in apartments with windows only on one side that sunlight would not be able to enter apartments with the new standards.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S15	Waka Kotahi	370.375	Not specified	Submitter takes a neutral position on HRZ-S15. Notes that there are no HIRB or boundary setback standards.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S15	Kāinga Ora Homes and Communities	391.497	Support in part	Supports HRZ-S15. However, considers that reference to multi-unit housing should be deleted as this concept is not supported.	Retain HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) and seeks amendment.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S15	Kāinga Ora Homes and Communities	391.498	Amend	Supports HRZ-S15. However, considers that reference to multi-unit housing should be deleted as this concept is not supported.	Amend HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) as follows: Minimum privacy separation to a boundary for multi-unit housing more than six residential units or a retirement village
Residential Zones / High Density Residential Zone / HRZ-S15	Il Casino Apartment Body Corporate	426.3	Oppose	Considers that a 2m setback does not result in good urban design that encourages people to live in the city. Considers that sense of community is lost as people do not want to spend as much time at home. Considers that privacy and security of residents will also be affected.	Opposes HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) and seeks amendment.
Residential Zones / High Density Residential Zone / HRZ-S15	Il Casino Apartment Body Corporate	426.4	Amend	Considers that a 2m setback does not result in good urban design that encourages people to live in the city. Considers that sense of community is lost as people do not want to spend as much time at home. Considers that privacy and security of residents will also be affected.	Amend HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) to require better design considerations and wider gaps between high rise buildings.
Residential Zones / High Density Residential Zone / HRZ-S15	Greater Brooklyn Residents Association Inc's	459.13	Oppose	Considers HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) very limited and simply not adequate.	Not specified.
Residential Zones / High Density Residential Zone / HRZ-S15	Catharine Underwood	481.27	Amend	Considers that the standard is very limited and simply not adequate, given the buildings in the new medium density zone can go right to site boundaries.	Amend HRZ-S15 (Minimum privacy separation to a boundary for multi-unit housing or a retirement village) to be stricter.
Residential Zones / High Density Residential Zone / HRZ-S16	James Coyle	307.18	Amend	Considers that the 20m building depth standard is too long for Newtown.	Seeks that HRZ-S16 (Building depth for multi-unit housing or a retirement village) is reduced for Newtown.
Residential Zones / High Density Residential Zone / HRZ-S16	James Coyle	307.19	Amend	Considers that boundary setbacks for front yards should be provided to encourage planting and soil retention.	Retain MRZ-S4 (Boundary setbacks) as notified, with requirement to provide front yards for developments of 1 to 3 units.
Residential Zones / High Density Residential Zone / HRZ-S16	Retirement Villages Association of New Zealand Incorporated	350.200	Oppose in part	Opposes the applicability of a maximum building depth standard for retirement villages. It is considered that the proposed matters of discretion for HRZ-R17 and HRZ-R14 are sufficient for assessing any effects relating to building lengths.	Opposes HRZ-S16 (Maximum building depth for multi-unit housing or a retirement village) and seeks amendment
Residential Zones / High Density Residential Zone / HRZ-S16	Retirement Villages Association of New Zealand Incorporated	350.201	Amend	Opposes the applicability of a maximum building depth standard for retirement villages. It is considered that the proposed matters of discretion for HRZ-R17 and HRZ-R14 are sufficient for assessing any effects relating to building lengths.	Amend the title of HRZ-S16 (Maximum building depth for multi-unit housing or a retirement village) as follows: HRZ-S16 Minimum building separation distance for multi-unit housing or a retirement village
Residential Zones / High Density Residential Zone / HRZ-S16	Waka Kotahi	370.376	Oppose	Considers HRZ-S16 should be removed as it is unnecessarily restrictive to development. Considers that residential developments are already required to consider residential [design guide] and require consent as a RD activity. Submitter is unsure of the intended purpose of restricting depth, and is concerned about the implications where large multi-unit residential developments are proposed. Considers that this standard and HRZ-S17 may be better addressed with a building coverage standard that enables densities sought by the NPS&UD for urban areas.	Delete Standard HRZ-S16 (Maximum building depth for multi-unit housing or a retirement village) in its entirety as notified.
Residential Zones / High Density Residential Zone / HRZ-S16	Kāinga Ora Homes and Communities	391.499	Oppose	Opposes HRZ-S16 as Building for multi-unit housing (more than six units) is a Restricted Discretionary activity so this matter can be considered as part of that consent process, so this standard is unnecessary.	Delete HRZ-S16 (Maximum building depth for multi-unit housing or a retirement village) in its entirety as notified.
Residential Zones / High Density Residential Zone / HRZ-S16	Willis Bond and Company Limited	416.89	Oppose	Considers that maximum building depth is too restrictive and they do not consider that it meets the section 32, Resource Management Act 1991 tests for appropriateness.	Delete HRZ-S16 (Maximum building depth for multi-unit housing or a retirement village) in its entirety.

Residential Zones / High Density Residential Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Residential Zones / High Density Residential Zone / HRZ-S16	Willis Bond and Company Limited	416.90	Amend	Considers that maximum building depth is too restrictive and they do not consider that it meets the section 32, Resource Management Act 1991 tests for appropriateness.	Remove HRZ-S16 (Maximum building depth for multi-unit housing or a retirement village) from HRZ and include the provision in a non-statutory Design Guide.
Residential Zones / High Density Residential Zone / HRZ-S17	James Coyle	307.20	Amend	Considers that the 10m building separation standard needs to exclude car parking and decks from these areas. These areas should be used for ecological or green spaces to ensure safe landing spots for birds, tree canopy and soil retention.	Seeks that HRZ-S17 (Minimum building separation distance for multi-unit housing or a retirement village) excludes car parking and decks from within these areas.
Residential Zones / High Density Residential Zone / HRZ-S17	Retirement Villages Association of New Zealand Incorporated	350.202	Oppose in part	Opposes the minimum building separation distance (being 10 m from any other building on the same site) for retirement villages as it would prevent linked buildings. It is considered that the proposed matters of discretion for HRZ-R17 and HRZ-R14 are sufficient for assessing any effects relating to building lengths.	Opposes the title of HRZ-S17 (Minimum building separation distance for multi-unit housing or a retirement village) and seeks amendment
Residential Zones / High Density Residential Zone / HRZ-S17	Retirement Villages Association of New Zealand Incorporated	350.203	Amend	Opposes the minimum building separation distance (being 10 m from any other building on the same site) for retirement villages as it would prevent linked buildings. It is considered that the proposed matters of discretion for HRZ-R17 and HRZ-R14 are sufficient for assessing any effects relating to building lengths.	Amend the title of HRZ-S17 (Minimum building separation distance for multi-unit housing or a retirement village) as follows: HRZ-S16 Minimum building separation distance for multi-unit housing or a retirement village
Residential Zones / High Density Residential Zone / HRZ-S17	Waka Kotahi	370.377	Oppose	Considers that HRZ-S17 should be removed as it is unnecessarily restrictive to development. Considers that residential developments are already required to consider residential [design guide] and require consent as a RD activity. Submitter is concerned about the implications where large multi-unit residential developments are proposed.	Delete Standard HRZ-S17 (Minimum building separation distance for multi-unit housing or a retirement village) in its entirety as notified.
Residential Zones / High Density Residential Zone / HRZ-S17	Kāinga Ora Homes and Communities	391.500	Oppose	Opposes HRZ-S17 as Building for multi-unit housing (more than six units) is a Restricted Discretionary activity so this matter can be considered as part of that consent process, so this standard is unnecessary.	Delete HRZ-S17 (Minimum building separation distance for multi-unit housing or a retirement village) in its entirety as notified.
Residential Zones / High Density Residential Zone / HRZ-S17	Willis Bond and Company Limited	416.91	Oppose	Considers that the building separation distance is too restrictive and they do not consider it meets the RMA tests for appropriateness.	Delete HRZ-S17 (Minimum building separation distance for multi-unit housing or a retirement village) in its entirety.