

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Special Purpose Zones / Waterfront Zone / General WFZ	Ara Poutama Aotearoa the Department of Corrections	240.74	Support	Considers that that the definition of “residential activity” entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain the provisions applicable to “residential activities” in the Waterfront Zone as notified.
Special Purpose Zones / Waterfront Zone / General WFZ	Wellington Civic Trust	388.53	Support in part	The Waterfront Zone at the former Lambton Harbour Area is supported in concept, but some specific issues temper support.	Retain the Waterfront Zone chapter, with amendment.
Special Purpose Zones / Waterfront Zone / General WFZ	Wellington Civic Trust	388.54	Amend	Considers that the introduction of the Waterfront Area chapter should be amended to clearly state the principles of collective ownership and engagement from the Wellington Waterfront Framework 2001. The Wellington Waterfront Framework 2001 was intended to be Stage One of a three-stage process. Stage two was to prepare detailed plans for each of the sub-areas, and Stage three was an implementation and monitoring stage. The current Framework is thus no more than a framework, as has been pointed out by the Environment Court. While it is important, it lacks clarity and detail. In the absence of Stages two and three, the principles of collective ownership and engagement from the Framework need to be incorporated more clearly in the Zone introduction.	Amend the Introduction of the Waterfront Zone chapter to state the following principles from the Wellington Waterfront Framework 2001 after paragraph #4: ... - <u>The waterfront is predominantly a public area.</u> - <u>The public should be consulted – either through the stage two process or through a statutory planning process – about any proposed new buildings and any significant changes to existing buildings.</u> - <u>Ground floors of buildings will be predominantly accessible to the public.</u>
Special Purpose Zones / Waterfront Zone / General WFZ	Wellington Civic Trust	388.55	Amend	Considers that the introduction of the Waterfront Area chapter should be amended to clarify the circumstances in which public notification will occur. Paragraph 7 of the Introduction says that all “significant” new development are publicly notified, but it is noted that there is no indication of what might be considered “significant”. There is concern over the cumulative effects of numerous small building additions with permitted activity status in the current plan provisions, which could significantly change the nature of this important public area. Clarification should state whether public notification is intended for any new building, structure or activity which requires a resource consent in or outside the Waterfront Public Open Space.	Amend the Introduction of the Waterfront Zone chapter to clarify the circumstances in which public notification will occur.
Special Purpose Zones / Waterfront Zone / General WFZ	Wellington Civic Trust	388.56	Oppose in part	Considers that provisional zoning in the Waterfront Zone chapter is not adequate. Some areas in the Waterfront Zone do not appear to be specifically excluded from further encroachment by buildings and private residential use and could lose their connectivity function.	The Waterfront Zone chapter is partially opposed and an amendment is sought.
Special Purpose Zones / Waterfront Zone / General WFZ	Wellington Civic Trust	388.57	Amend	Considers that some areas in the Waterfront Zone do not appear to be specifically excluded from further encroachment by buildings and private residential use and could lose their connectivity function. The mapping of the Waterfront Zone shows three types of areas – Public open spaces, Queens Wharf buildings and Areas of change. A large part of the Zone area is outside all of these three. Such areas are either the footprints of existing buildings, or are often multi-purpose access and connection areas, public “shared areas” where slow-moving vehicles, pedestrians and those using micro-mobility devices (including bikes) co-exist. These are also part of the public open space network. The purpose of these areas should be made very clear in the description of the Zone.	Amend the Introduction of the Waterfront Zone chapter to clarify the purpose of the areas which are not within the three identified areas, including where areas are not building footprints or open space access and connection areas.
Special Purpose Zones / Waterfront Zone / General WFZ	Wellington Civic Trust	388.58	Amend	Considers that some areas in the Waterfront Zone do not appear to be specifically excluded from further encroachment by buildings and private residential use and could lose their connectivity function. The mapping of the Waterfront Zone shows three types of areas – Public open spaces, Queens Wharf buildings and Areas of change. A large part of the Zone area is outside all of these three. Such areas are either the footprints of existing buildings, or are often multi-purpose access and connection areas, public “shared areas” where slow-moving vehicles, pedestrians and those using micro-mobility devices (including bikes) co-exist. These are also part of the public open space network. The purpose of these areas should be made very clear in the description of the Zone.	Seeks to ensure that the rules do not allow for cumulative effects by filling up these publicly-accessible spaces.

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Special Purpose Zones / Waterfront Zone / General WFZ	CentrePort Limited	402.210	Support	Supports Waterfront zoning. CentrePort owns the triangle of land between Lady Elizabeth Lane and Waterloo and Interislander wharves. Previously this land was included as being part of the Coastal Marine Area. It is an integral part of the future development of both of these wharves which are specifically recognised through Policy 51 (Heritage demolition) and Policy 149 (Lambton Harbour Area) of the Proposed Natural Resources Plan. While CentrePort supports this Zoning, this is on the basis that any redevelopment proposal for this area will be assessed for its compatibility with urban form and other matters, rather than an acceptance that the zero height limit indicates that no built structures can or should occur. [Refer to original submission for map extent]	Retain Waterfront zoning at the triangle of land between Lady Elizabeth Lane and Waterloo and Interislander wharves [Refer to original submission for map extent].
Special Purpose Zones / Waterfront Zone / General WFZ	Fabric Property Limited	425.86	Support in part	Supports the objectives and policies for the Waterfront Zone generally, and specifically supports the development of buildings to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone (WFZ-P5).	Retain objectives in Special Purpose Waterfront Zone as notified.
Special Purpose Zones / Waterfront Zone / General WFZ	Fabric Property Limited	425.87	Support in part	Supports the objectives and policies for the Waterfront Zone generally, and specifically supports the development of buildings to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone (WFZ-P5).	Retain policies in Special Purpose Waterfront Zone as notified.
Special Purpose Zones / Waterfront Zone / New WFZ	Ara Poutama Aotearoa the Department of Corrections	240.75	Amend	<p>Considers that should Council see it as being absolutely necessary to implement the separate definition of “supported residential care activity”, then Ara Poutama requests that the enabled activities policies and land use activity rules applying to supported and transitional accommodation activities in the Mixed Use, City Centre and Waterfront zones are amended. The zone frameworks would not otherwise enable supported residential care activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default “all other activities” rules (MUZ-R13, CCZ-R16 and WFZ-R11).</p> <p>Supported and transitional accommodation activities, such as those provided for by Ara Poutama, are an important component of the rehabilitation and reintegration process for people under Ara Poutama’s supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety. The subject zones include suitable locations for supported and transitional accommodation activities; as they are close to civic amenities and services. This is apparent in that the zones provide for residential activities as permitted, including aligned activities such as visitor accommodation. Supported and transitional accommodation activities are a compatible and appropriate activity in the Mixed Use, City Centre and Waterfront zones. They are consistent with the character and amenity of such zones, and the effects of such can be managed through the imposition of a restriction on the maximum number of residents (10), as is the case in the residential zones.</p>	<p>Amend the land use activity rule framework for the Waterfront Zone to include a new permitted activity rule applying to “supported residential care activities” as follows, if the definition of “supported residential care activity” is retained:</p> <p><u>WFZ-RX Supported residential care activities</u></p> <p><u>1. Activity Status: Permitted</u></p> <p><u>Where:</u></p> <p><u>a. The maximum occupancy does not exceed 10 residents; and</u> <u>b. The activity is located above ground floor level.</u></p> <p><u>Cross-reference – also refer to NOISE-R5 and NOISE-S4 for noise-sensitive controls near the Port Zone.</u></p> <p><u>2. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. Compliance with the requirements of WFZ-RX.1.a cannot be achieved.</u></p> <p><u>Matters of discretion are:</u></p> <p><u>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</u></p> <p><u>Notification status: An application for resource consent made in respect of rule WFZ-RX.2.a is precluded from being publicly notified.</u></p>

Special Purpose Zones / Waterfront Zone

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					<p><u>3. Activity status: Non-complying</u></p> <p><u>Where:</u></p> <p><u>a. Compliance with the requirements of WFZ-RX.1.b cannot be achieved.</u></p>
Special Purpose Zones / Waterfront Zone / WFZ-O1	Wellington Civic Trust	388.59	Support in part	WFZ-O1 is partially supported and clarification is sought.	Retain Objective WFZ-O1 (Purpose) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-O1	Wellington Civic Trust	388.60	Amend	Considers that WFZ-O1 should be amended to clarify part of this objective. It is considered that part of the objective is vague and does not help provide a vision for the zone, particularly the part that states "the unique and special components and elements".	<p>Amend Objective WFZ-O1 (Purpose) as follows:</p> <p>Activities and development in the Waterfront Zone contribute to Wellington's identity and sense of place, with public spaces, buildings and other structures that reflect the unique <u>location and existing character of and special components and elements that make up</u> the waterfront.</p>
Special Purpose Zones / Waterfront Zone / WFZ-O2	Taranaki Whānui ki te Upoko o te Ika	389.127	Amend	Considers that only Taranaki Whānui can be referred in relation to Ahi Kā.	Seeks that WFZ-O2 (Ahi Kā) is amended to include "Taranaki Whānui hold ahi kā and primary mana whenua status in Wellington City."
Special Purpose Zones / Waterfront Zone / WFZ-O2	Taranaki Whānui ki te Upoko o te Ika	389.128	Amend	Considers that only Taranaki Whānui can be referred in relation to Ahi Kā.	Seeks that WFZ-O2 (Ahi Kā) is amend to remove any other references to iwi. [Inferred decision requested]
Special Purpose Zones / Waterfront Zone / WFZ-O2	VicLabour	414.47	Support	Supportive of ahi ka provisions	<p>Retain WFZ-O2 (Ahi kā) as notified.</p> <p>[Inferred decision requested]</p>
Special Purpose Zones / Waterfront Zone / WFZ-O3	Wellington Civic Trust	388.61	Support in part	WFZ-O3 is partially supported and clarification is sought.	Retain Objective WFZ-O3 (Protection of public open spaces) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-O3	Wellington Civic Trust	388.62	Amend	Considers that WFZ-O3 should be amended as it is poorly worded and hard to understand.	<p>Amend Objective WFZ-O3 (Protection of public open spaces) as follows:</p> <p>The Waterfront's public open spaces identified on the planning maps mapped as specific controls are protected and maintained for temporary activities and recreational activity only.</p>
Special Purpose Zones / Waterfront Zone / WFZ-O5	Wellington Civic Trust	388.63	Support in part	WFZ-O5 is partially supported and an amendment is sought.	Retain Objective WFZ-O5 (Connections to Te Whanganui a Tara, public transport and the City Centre) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-O5	Wellington Civic Trust	388.64	Amend	Considers that WFZ-O5 should be amended to emphasise connectivity throughout the Waterfront Zone. There is concern that connectivity is not provided for or protected by a description or policy provision and yet it is vital to the future of the waterfront. It is sought that that the heading and text of this Objective includes this connectivity throughout the zone and not just from the harbour, to the City Centra and to public transport.	<p>Amend Objective WFZ-O5 (Connections to Te Whanganui a Tara, public transport and the City Centre) as follows:</p> <p>Connections to Te Whanganui a Tara, public transport and the City Centre <u>and throughout the Zone.</u></p> <p>Active transport and micro-mobility connections between the edge of Te Whanganui a Tara, public transport and the City Centre are maintained or enhanced <u>and connectivity is provided throughout the Zone.</u></p>
Special Purpose Zones / Waterfront Zone / WFZ-O7	Wellington Civic Trust	388.65	Support in part	WFZ-O7 is partially supported and an amendment is sought.	Retain Objective WFZ-O7 (Managing adverse effects) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-O7	Wellington Civic Trust	388.66	Amend	Considers that connectivity within the Zone's open spaces (whether labelled as public open space or not) should be considered when assessing any developments or activities. Connectivity has been a fundamental part of the development of the waterfront area. It is also noted that some of the items listed in 2. do not seem to interface with the Waterfront Zone.	<p>Amend Objective WFZ-O7 (Managing adverse effects) as follows:</p> <p>Adverse effects of activities and development in the Waterfront Zone are managed effectively both:</p> <p>1. Within the zone, including on its role, and function <u>and connectivity</u>; and</p> <p>...</p>

Special Purpose Zones / Waterfront Zone

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Special Purpose Zones / Waterfront Zone / WFZ-O7	Wellington Civic Trust	388.67	Amend	Considers that WFZ-O2 may mention interfaces that do not exist, namely: c. Mapped public open spaces; d. Identified pedestrian streets; e. Residential zoned areas; f. Open space zoned areas; Correction as appropriate is sought.	Amend Objective WFZ-O7 (Managing adverse effects) to ensure the validity of items c, d, e and f in WFZ-O7.2.
Special Purpose Zones / Waterfront Zone / WFZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.76	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 WFZ-P1.8 (Enabled activities) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-P1	Ara Poutama Aotearoa the Department of Corrections	240.77	Amend	Considers that should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", then Ara Poutama requests that the enabled activities policies and land use activity rules applying to supported and transitional accommodation activities in the Mixed Use, City Centre and Waterfront zones are amended. The zone frameworks would not otherwise enable supported residential care activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (MUZ-R13, CCZ-R16 and WFZ-R11). Supported and transitional accommodation activities, such as those provided for by Ara Poutama, are an important component of the rehabilitation and reintegration process for people under Ara Poutama's supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety. The subject zones include suitable locations for supported and transitional accommodation activities; as they are close to civic amenities and services. This is apparent in that the zones provide for residential activities as permitted, including aligned activities such as visitor accommodation. Supported and transitional accommodation activities are a compatible and appropriate activity in the Mixed Use, City Centre and Waterfront zones. They are consistent with the character and amenity of such zones, and the effects of such can be managed through the imposition of a restriction on the maximum number of residents (10), as is the case in the residential zones.	Amend WFZ-P1 (Enabled activities) as follows, if the definition of "supported residential care activity" is retained: WFZ-P1 Enabled activities Enable a range and diversity of activities that support the role and function of the Waterfront Zone and enhance the Zone's vitality, vibrancy and amenity during the day and night, including: 8. Residential activities <u>and supported residential care activities</u> above ground floor.
Special Purpose Zones / Waterfront Zone / WFZ-P1	Fire and Emergency New Zealand	273.337	Support	Supports the policy as it permits the delivery of new emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate new stations in the WFZ.	Retain WFZ-P1 (Enabled activities) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-P1	Wellington Civic Trust	388.68	Support in part	WFZ-P1 is partially supported and an amendment is sought.	Retain WFZ-P1 (Enabled activities) with amendment.

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Special Purpose Zones / Waterfront Zone / WFZ-P1	Wellington Civic Trust	388.69	Amend	<p>Considers that WFZ-P1 should be amended to remove public transport activities and to enable visitor accommodation only above ground floor. Connections to public transport, including ticketing facilities and stops adjacent to on-street public transport are supported. In the past, this area has been proposed to have a connected light rail or similar system passing through it. That remains a future possibility, but it is not one that should be a permitted activity, as included under this policy.</p> <p>Most activities listed in the definition of "Public Transport Activities" are unsuited for the location of Wellington's waterfront, due to its scarce resources. These activities should be listed under WFZ-P2.</p> <p>Ground floor use of the Waterfront Zoned area for visitor accommodation is opposed. This activity should be treated on the same basis as residential, and permitted at above ground floor only.</p>	<p>Amend WFZ-P1 (Enabled activities) as follows:</p> <p>Enable a range and diversity of activities that support the role and function of the Waterfront Zone and enhance the Zone's vitality, vibrancy and amenity during the day and night, including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Community facilities; 3. Recreation activities; 4. Emergency service facilities; 5. Marae activities; 6. Public transport activities; 7. Visitor accommodation above ground floor; and 8. Residential activities above ground floor.
Special Purpose Zones / Waterfront Zone / WFZ-P2	Wellington Civic Trust	388.70	Support in part	WFZ-P2 is partially supported and an amendment is sought.	Retain WFZ-P2 (Managed activities) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-P2	Wellington Civic Trust	388.71	Amend	<p>Considers that WFZ-P2 should be amended to include public transport activities as managed activities in the Waterfront Zone. Most activities listed in the definition of "Public Transport Activities" are unsuited for the location of Wellington's waterfront, due to its scarce resources.</p> <p>These activities include:</p> <p>"a. train stations; b. bus stations/exchanges; c. rapid transit stops; d. ferry terminals; and e. ancillary ticketing and passenger facilities, charging/fuelling stations, storage and maintenance depots, offices and retail."</p> <p>These activities should be listed under managed activities.</p>	<p>Amend WFZ-P2 (Managed activities) as follows:</p> <p>Manage the location and scale of activities which could result in cumulative adverse effects on the vitality, vibrancy and amenity of the Waterfront Zone, including:</p> <ol style="list-style-type: none"> 1. Industrial activities; 2. Construction of apartments and visitor accommodation; 3. New and expanded buildings; 4. New and modified public space; and 5. Demolition of buildings that results in the creation of unutilised vacant land; <u>and</u> 6. <u>Public transport activities.</u>
Special Purpose Zones / Waterfront Zone / WFZ-P3	Wellington Civic Trust	388.72	Support in part	WFZ-P3 is partially supported and an amendment is sought.	Retain WFZ-P3 (Incompatible activities) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-P3	Wellington Civic Trust	388.73	Amend	Considers EFZ-P3 should be amended to include visitor accommodation. This activity should be treated on the same basis as residential activities, and should not be permitted at ground floor.	<p>Amend WFZ-P3 (Incompatible activities) as follows:</p> <p>...</p> <p>These incompatible activities include:</p> <ol style="list-style-type: none"> 1. Heavy industrial activities; 2. Demolition of buildings that results in the creation of unutilised vacant land; 3. Ground floor residential <u>and visitor accommodation</u> activities; 4. Significant buildings in mapped public open space; and 5. Surface-level carparks, other than car parks for people with mobility issues, for service vehicles, and pick-up/drop-off parking
Special Purpose Zones / Waterfront Zone / WFZ-P4	Wellington Civic Trust	388.74	Support in part	WFZ-P4 is partially supported and an amendment is sought.	Retain WFZ-P4 (Access, connections and public space) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-P4	Wellington Civic Trust	388.75	Amend	Considers that WFZ-P4 should be amended recognise connectivity.	<p>Amend WFZ-P4 (Access, connections and public space) as follows:</p> <p>Require that the use, development, and operation of the Waterfront Zone:</p> <p>...</p> <ol style="list-style-type: none"> 3. Provides well-designed, <u>connected</u> and safe public space and pedestrian, cycle and micro-mobility access; <p>...</p>
Special Purpose Zones / Waterfront Zone / WFZ-P5	Wellington Civic Trust	388.76	Support in part	WFZ-P5 is partially supported and an amendment is sought.	Retain WFZ-P5 (Sense of place) with amendment.

Special Purpose Zones / Waterfront Zone

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Special Purpose Zones / Waterfront Zone / WFZ-P5	Wellington Civic Trust	388.77	Amend	Considers that WFZ-P5 should be amended to clarify the 35% building coverage requirement. The links to “building” and “site” definitions indicate that the measure would be based on individual site calculations. This becomes complex given that some areas are on long-term lease and therefore meet the RMA definition of subdivision. It is recommended that a clarification be provided on what is intended. There may be other ways to amend WPF-P5 that what is suggested.	Amend WFZ-P5 (Sense of place) as follows: Require development of public spaces, buildings and other structures to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone including, where relevant: 1. A balance of buildings and open space with no more than 35% building-site coverage over the whole Waterfront Zone to form a sense of openness and transition between the dense city centre environment and the expansiveness of Te Whanganui a Tara; ...
Special Purpose Zones / Waterfront Zone / WFZ-P5	Fabric Property Limited	425.88	Support	Supports the objectives and policies for the Waterfront Zone generally, and specifically supports the development of buildings to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone (WFZ-P5).	Retain WFZ-P5 (Sense of place) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-P7	Wellington Civic Trust	388.78	Support	[No specific reason provided other than decision requested - refer to original submission]	Retain WFZ-P7 (Protection of public open space) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-P9	Wellington Civic Trust	388.79	Support	[No specific reason provided other than decision requested - refer to original submission]	Retain WFZ-P9 (Sustainable long term use) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-P10	Wellington Civic Trust	388.80	Support	[No specific reason provided other than decision requested - refer to original submission]	Retain WFZ-P10 (Ahi kā) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-P10	VicLabour	414.48	Support	Supportive of ahi ka provisions	Retain WFZ-P10 (Ahi kā) as notified. [Inferred decision requested]
Special Purpose Zones / Waterfront Zone / WFZ-R1	Fabric Property Limited	425.89	Support	Supports commercial activities being permitted as part of the range of activities anticipated in the Waterfront Zone.	Retain WFZ-R1 (Commercial Activities) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-R4	Fire and Emergency New Zealand	273.338	Support	Supports the rule as it permits the establishment of emergency service facilities within the WFZ	Retain WFZ-R4 (Emergency service facilities) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-R6	Wellington Civic Trust	388.81	Oppose	WFZ-R6 is opposed. Public transport activities should be removed from permitted activities so that they default to Discretionary status.	Delete WFZ-R6 (Public transport activities) in its entirety.
Special Purpose Zones / Waterfront Zone / WFZ-R7	Wellington Civic Trust	388.82	Oppose in part	WFZ-R7 is partially opposed and an amendment is sought.	Retain WFZ-R7 (Visitor accommodation) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-R7	Wellington Civic Trust	388.83	Amend	Considers that WFZ-R7 should be amended so that it applies to Visitor accommodation on the same basis as residential activities throughout the zone.	Amend WFZ-R7 (Visitor accommodation) as follows: 1. Activity status: Permitted <u>Where:</u> <u>a. The activity is located above ground floor level. Cross-reference – also refer to NOISE-R5 and NOISE-S4 for noise-sensitive controls near the Port Zone.</u>
Special Purpose Zones / Waterfront Zone / WFZ-R8	Ara Poutama Aotearoa the Department of Corrections	240.78	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 WFZ-R8 (Residential activities) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-R10	Wellington Civic Trust	388.84	Support	WFZ-R10 is supported as it provides limited permitted car parking activity status, and the default to non-complying in this area. The car parking for people with mobility issues is particularly supported.	Retain WFZ-R10 (Car parking activities) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-R12	Fire and Emergency New Zealand	273.339	Support	Supports the rule as the demolition or removal of buildings and structures within the WFZ is a permitted activity.	Retain WFZ-R12 (Maintenance and repair of buildings, structures, and public open space) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-R12	Fabric Property Limited	425.90	Support	Considers that it is appropriate for the maintenance and repair of buildings to be permitted in the Waterfront Zone.	Retain WFZ-R12 (Maintenance and repair of buildings) as notified.

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Special Purpose Zones / Waterfront Zone / WFZ-R13	Fire and Emergency New Zealand	273.340	Support	Supports the rule as the demolition or removal of buildings and structures within the WFZ is a permitted activity.	Retain WFZ-R13 (Demolition or removal of buildings and structures) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-R13	Greater Wellington Regional Council	351.311	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 WFZ-R13 (Demolition or removal of buildings and structures) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-R13	Greater Wellington Regional Council	351.312	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 WFZ-R13 (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.
Special Purpose Zones / Waterfront Zone / WFZ-R13	Wellington Civic Trust	388.85	Support in part	WFZ-R13 is partially supported and an amendment is sought.	Retain WFZ-R13 (Demolition or removal of buildings and structures) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-R13	Wellington Civic Trust	388.86	Amend	Oppose the provision that buildings in the Waterfront Zone may be demolished to provide private outdoor living space. That is inconsistent with the rules applying to residential activities and contrary to the description of the purpose of the area as for public use and future generations.	Modify WFZ-R13 1.a.ii (Demolition or removal of buildings and structures) as follows": "ii. Enables the creation of public space or for private outdoor living space ; or
Special Purpose Zones / Waterfront Zone / WFZ-R13	Fabric Property Limited	425.91	Support	Supports the permitted activity status for demolition of a building for the purposes of avoiding threats to life and property, and for the purposes of constructing a new building.	Retain WFZ-R13.1 (Demolition or removal of buildings and structures) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-R13	Fabric Property Limited	425.92	Amend	Considers that there is a risk that the non-complying activity status for activities that do not comply with WFZ-R13 may constrain staged developments that require demolition and clearing of a site to enable well-planned development. A restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes.	Amend WFZ-R13.2 (Demolition or removal of buildings and structures) as follows: ... Activity Status: Non-complying <u>Restricted Discretionary</u> ...
Special Purpose Zones / Waterfront Zone / WFZ-R13	Fabric Property Limited	425.93	Support	Considers that there is a risk that the non-complying activity status for activities that do not comply with WFZ-R13 may constrain staged developments that require demolition and clearing of a site to enable well-planned development. Supports the preclusion of public and limited notification for demolition. A restricted discretionary activity status with preclusion of notification would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality design outcomes.	Retain notification clauses under WFZ-R13.2 (Demolition or removal of buildings and structures) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-R13	Fabric Property Limited	425.94	Amend	Seeks for a discretionary activity status, which would be consistent with MCZ-R19 in the Metropolitan Centre Zone.	Seeks that if WFZ-R13.2 (Demolition or removal of buildings and structures) is not amended to be a Restricted Discretionary activity, the activity status is changed to Restricted Discretionary.
Special Purpose Zones / Waterfront Zone / WFZ-R14	Fire and Emergency New Zealand	273.341	Support	Supports the rule as additions and alterations to buildings and structures within the WFZ is a permitted activity.	Retain WFZ-R14 (Alterations or additions to buildings and structures) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-R14	Wellington Civic Trust	388.87	Support in part	WFZ-R14 is partially supported and an amendment is sought.	Retain WFZ-R14 (Alterations or additions to buildings and structures) with amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Special Purpose Zones / Waterfront Zone / WFZ-R14	Wellington Civic Trust	388.88	Amend	Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m ² per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.	Amend WFZ-R14.1 (Alterations or additions to buildings and structures) as follows: ... b. The alterations or additions result in the building or structure being: i. Less than 30 m ² in site coverage; and ii. Less than 4 metres high; and c. The aggregate area of all buildings and structures in the contiguous public open space does not exceed 50 200 m ² per hectare.
Special Purpose Zones / Waterfront Zone / WFZ-R14	Wellington Civic Trust	388.89	Amend	Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m ² per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.	Amend WFZ-R14.2 (Alterations or additions to buildings and structures) as follows: ... The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] and the Wellington Waterfront Framework ".
Special Purpose Zones / Waterfront Zone / WFZ-R14	Wellington Civic Trust	388.90	Amend	Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m ² per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.	Amend WFZ-R14.4 (Alterations or additions to buildings and structures) as follows: ... The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] and the Wellington Waterfront Framework ".
Special Purpose Zones / Waterfront Zone / WFZ-R14	Wellington Civic Trust	388.91	Amend	Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m ² per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.	Amend WFZ-R14.5 (Alterations or additions to buildings and structures) as follows: ... The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] and the Wellington Waterfront Framework ".

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Special Purpose Zones / Waterfront Zone / WFZ-R14	Wellington Civic Trust	388.92	Amend	Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m ² per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.	Amend WFZ-R14.6 (Alterations or additions to buildings and structures) as follows: ... The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] <u>and the Wellington Waterfront Framework</u> ”.
Special Purpose Zones / Waterfront Zone / WFZ-R14	Wellington Civic Trust	388.93	Amend	Oppose the permitted aggregate area of additions and alterations to buildings and structures in Public Open Space in the Zone being set at 200m ² per hectare in 1. Of this rule. This is too high given the dispersed and non-continuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications. In 5. of this rule – Alterations or additions to buildings and structures - We oppose the 5% footprint screen between restricted discretionary and discretionary, and thus between whether notification is discretionary or required. We seek that this is halved, given the size and location of some of the existing buildings in relation to the unclassified (but well-used) areas which the space may be taken from. An alternative would be to set a maximum area of additional floorspace.	Amend WFZ-R14.5 (Alterations or additions to buildings and structures) as follows: ... Where: a. The alterations or additions do not extend the footprint of the existing building by more than 2.5 5% of the footprint at 18 July 2022; and
Special Purpose Zones / Waterfront Zone / WFZ-R14	Fabric Property Limited	425.95	Support in part	Supports WFZ-R14 in part and in particular supports the Restricted Discretionary activity status provided for additions and alterations that do not exceed a building footprint by more than 5% under WFZ-R14.5.	Retain WFZ-R14.5 (Alterations or additions to buildings and structures) with respect to the Restricted Discretionary activity status where a building footprint is not extended by more than 5%.
Special Purpose Zones / Waterfront Zone / WFZ-R14	Fabric Property Limited	425.96	Amend	Seeks amendments to WFZ-R14.6 to remove the mandatory public notification clause. It is more appropriate for notification to be determined on a case-by-case basis, and in some cases non-notification may be appropriate. While Fabric recognises the high degree of public interest in the Waterfront area, public notification and the associated risk of litigation impose a high potential cost on development. There are means to ensure the effects of an alteration on the public realm are appropriately taken into account without the need for public notification, and retain the Council’s discretion to publicly notify applications that are appropriate.	Amend WFZ-R14.6 (Alterations or additions to buildings and structures) as follows: ... Notification status: An application for resource consent made in respect of Rule WFZ R14.6 must be publicly notified.
Special Purpose Zones / Waterfront Zone / WFZ-R15	Fire and Emergency New Zealand	273.342	Support	Supports the rule as the construction of buildings and structures within the WFZ is a permitted activity	Retain WFZ-R15 (Construction of new buildings and structures) as notified.
Special Purpose Zones / Waterfront Zone / WFZ-R15	Wellington Civic Trust	388.94	Support in part	WFZ-R15 is partially supported and an amendment is sought.	Retain WFZ-R15 (Construction of new buildings and structures) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-R15	Wellington Civic Trust	388.95	Support in part	Oppose the permitted aggregate area of new buildings and structures in Public Open Space in the Zone being set at 200m ² per hectare in 1. This is too high given the dispersed and noncontinuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications.	Retain WFZ-R15.1 (Construction of new buildings and structures)as follows: ... c. The aggregate area of all buildings <u>and structures</u> in the contiguous public open space does not exceed 50200 m ² per hectare.”

Special Purpose Zones / Waterfront Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Special Purpose Zones / Waterfront Zone / WFZ-R15	Wellington Civic Trust	388.96	Support in part	Oppose the permitted aggregate area of new buildings and structures in Public Open Space in the Zone being set at 200m ² per hectare in 1. This is too high given the dispersed and noncontinuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications.	Retain WFZ-R15.2 (Construction of new buildings and structures)as follows: ... “The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] and the Wellington Waterfront Framework ”
Special Purpose Zones / Waterfront Zone / WFZ-R15	Wellington Civic Trust	388.97	Support in part	Oppose the permitted aggregate area of new buildings and structures in Public Open Space in the Zone being set at 200m ² per hectare in 1. This is too high given the dispersed and noncontinuous nature of the spaces. The Wellington Waterfront Framework as the guiding document should also be referred to when making decisions on discretionary activity applications.	Retain WFZ-R15.6 (Construction of new buildings and structures)as follows: ... “The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022] and the Wellington Waterfront Framework ”
Special Purpose Zones / Waterfront Zone / WFZ-R15	Fabric Property Limited	425.97	Oppose	Considers Restricted Discretionary activity status for WFZ-R15.6 would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality outcomes for the public realm.	Opposes the Discretionary activity status for WFZ-R15.6 (Construction of new buildings and structures).
Special Purpose Zones / Waterfront Zone / WFZ-R15	Fabric Property Limited	425.98	Amend	Considers Restricted Discretionary activity status for WFZ-R15.6 would provide greater certainty for development while ensuring that Council still retains appropriate discretion to ensure quality outcomes for the public realm.	Amend WFZ-R15.6 (Construction of new buildings and structures) as follows: ... Activity Status: <u>Restricted</u> Discretionary ...
Special Purpose Zones / Waterfront Zone / WFZ-R15	Fabric Property Limited	425.99	Oppose	Considers it is more appropriate for notification to be determined on a case-by-case basis, and in some cases non-notification may be appropriate. While Fabric recognises the high degree of public interest in the Waterfront area, public notification and the associated risk of litigation impose a high potential cost on development. There are means to ensure the effects of a development on the public realm are appropriately taken into account without the need for public notification.	Opposes the notification clause under WFZ-R15.6 (Construction of new buildings and structures), which requires public notification.
Special Purpose Zones / Waterfront Zone / WFZ-R15	Fabric Property Limited	425.100	Oppose	Considers it is more appropriate for notification to be determined on a case-by-case basis, and in some cases non-notification may be appropriate. While Fabric recognises the high degree of public interest in the Waterfront area, public notification and the associated risk of litigation impose a high potential cost on development. There are means to ensure the effects of a development on the public realm are appropriately taken into account without the need for public notification.	Amend WFZ-R15.6 (Construction of new buildings and structures) as follows: ... Notification Status: An application for resource consent made in respect of WFZ-R15.6 must be publicly notified.
Special Purpose Zones / Waterfront Zone / WFZ-R16	Wellington Civic Trust	388.98	Support in part	WFZ-R16 is partially supported and an amendment is sought.	Retain WFZ-R16 (Development of new public space, or modification of existing public open space) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-R16	Wellington Civic Trust	388.99	Amend	Considers that WFZ-R16 should be amended to reference the Wellington Waterfront Framework as the guiding document when making decisions on discretionary activity applications.	Amend WFZ-R16 (Development of new public space, or modification of existing public open space) to reference the Wellington Waterfront Framework.
Special Purpose Zones / Waterfront Zone / WFZ-R17	Fire and Emergency New Zealand	273.343	Support in part	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure including for the purposes of firefighting	Supports WFZ-R17 (Conversion of buildings or parts of buildings to residential activities), with amendment.

Special Purpose Zones / Waterfront Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Special Purpose Zones / Waterfront Zone / WFZ-R17	Fire and Emergency New Zealand	273.344	Amend	Supports the rule as the matters of discretion for these restricted discretionary activities include consideration of the availability and connection to existing or planned three waters infrastructure, particularly where this may involve the conversion of non-habitable rooms to residential use. A minor amendment is however sought to include the necessity to connect to three waters infrastructure including for the purposes of firefighting	Amend WFZ-R17 (Conversion of buildings or parts of buildings to residential activities) as follows: Matters of discretion are: ... 4. The availability and connection <u>of existing or planned three waters infrastructure, including for firefighting purposes</u> ; and
Special Purpose Zones / Waterfront Zone / WFZ-R17	Wellington Civic Trust	388.100	Support in part	WFZ-R17 is partially supported and an amendment is sought.	Retain WFZ-R17 (Conversion of buildings or parts of buildings to residential activities) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-R17	Wellington Civic Trust	388.101	Amend	Considers that WFZ-R17 should be amended to reference the Wellington Waterfront Framework as the guiding document when making decisions on discretionary activity applications.	Amend WFZ-R17 (Conversion of buildings or parts of buildings to residential activities) to reference the Wellington Waterfront Framework.
Special Purpose Zones / Waterfront Zone / WFZ-R18	Fire and Emergency New Zealand	273.345	Amend	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required. Note: submitter refers to WFZ-R11, this is an error.	Amend WFZ-R18 (Outdoor storage areas) as follows: Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. <u>b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>
Special Purpose Zones / Waterfront Zone / WFZ-R18	Wellington Civic Trust	388.102	Support in part	WFZ-R18 is partially supported and an amendment is sought.	Retain WFZ-R18 (Outdoor storage areas) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-R18	Wellington Civic Trust	388.103	Amend	Considers that WFZ-R18 should be amended so that outdoor storage areas should either precluded from establishing, or, if permitted, be extremely limited in area within the Waterfront Zone. The screening provision is inadequate for a primarily public area, as screening from road or site boundaries provides inadequate protection for users of the area.	Amend WFZ-R18 (Outdoor storage areas) as follows: 1. Activity status: Permitted Where: a. The storage area is screened by a fence or landscaping of 1.8m in height <u>around its immediate perimeter and</u> from any adjoining road or site; <u>and</u> <u>b. The storage area has a maximum area of 10m²</u>
Special Purpose Zones / Waterfront Zone / WFZ-S1	Fabric Property Limited	425.101	Oppose in part	The Meridian Building at 33 Customhouse Quay is located in the Special Purpose Waterfront zone. Supports the building height standard as set out in WFZ-S1 in as far as it enables building heights at least equivalent to the height of the existing building at 55 Lady Elizabeth Lane. The Proposed Plan maps show that the maximum height for the Meridian Building site is 17.7m. Seeks a building height of at least 23.1m for the meridian building site to enable an additional floor to be added. This is consistent with the nearby PWC building and would improve the viability of the works required to the building for earthquake strengthening. It is appropriate to enable minor additional height in this location, while recognising and leveraging the existing built form investment.	Opposes the height limit under WFZ-S1 (Maximum building height outside of Public Open Space and Areas of Change) with respect to 33 Customhouse Quay

Special Purpose Zones / Waterfront Zone

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Special Purpose Zones / Waterfront Zone / WFZ-S1	Fabric Property Limited	425.102	Amend	<p>The Meridian Building at 33 Customhouse Quay is located in the Special Purpose Waterfront zone.</p> <p>Supports the building height standard as set out in WFZ-S1 in as far as it enables building heights at least equivalent to the height of the existing building at 55 Lady Elizabeth Lane. The Proposed Plan maps show that the maximum height for the Meridian Building site is 17.7m.</p> <p>Seeks a building height of at least 23.1m for the meridian building site to enable an additional floor to be added. This is consistent with the nearby PWC building and would improve the viability of the works required to the building for earthquake strengthening. It is appropriate to enable minor additional height in this location, while recognising and leveraging the existing built form investment.</p>	Amend WFZ-S1 (Maximum building height outside of Public Open Space and Areas of Change) is amended to enable buildin heights of at least 23.1m for 33 Customhouse Quay
Special Purpose Zones / Waterfront Zone / WFZ-S2	Fabric Property Limited	425.103	Oppose	The Meridian Building at 33 Customhouse Quay is located adjacent to a Minimum Sunlight Access Public Space in relation to Kumutoto Park Fabric seeks deletion of WFZ-S2.	Option 1: Delete WFZ-S2 (Minimum Sunlight Access - Public Space) in its entirety.
Special Purpose Zones / Waterfront Zone / WFZ-S6	Wellington Civic Trust	388.104	Support in part	WFZ-S6 is partially supported and an amendment is sought.	Retain WFZ-S6 (Waterfront Zone site coverage) with amendment.
Special Purpose Zones / Waterfront Zone / WFZ-S6	Wellington Civic Trust	388.105	Amend	Considers that WFZ-S6 should be amended to not refer to the Waterfront coverage as a "site". The reference to "site" in relation to coverage may result in difficulty in interpreting this rule. The Zone consists of a number of sites (as defined), whereas the rule, in line with the policy, is intended to apply to the Zone as a whole.	<p>Amend the title of WFZ-S6 (Waterfront Zone site coverage) as follows:</p> <p>Waterfront Zone site coverage</p> <p>1. All development must result in the sum of all buildings in the Waterfront Zone having a site coverage of less than 35% of the whole Waterfront Zone.</p> <p>...</p>