

Section	Sub-Section	Provision	Section (for Summary doc)	Sub No.	Point No.	Sub No /PointNo (for Summary Doc)	Further submission count	Submitter	Submitter (for Summary doc)	Position	Submission	Relief Sought	Planner	Theme	Summary of submission	Decision Request	Draft Recommendation	Internal Notes	Require mapping on the viewer?	Mapping Notes
CCZ - City Centre Zone	Objectives	CCZ-07	CCZ / Objectives / CCZ-07	522	98	522.98	1	Heritage New Zealand Pouhere Taonga - Caroline Rachlin / 519	Heritage New Zealand Pouhere Taonga - Caroline Rachlin	Support	Heritage New Zealand supports this Objective which achieves appropriate recognition and protection of heritage and cultural values.	Retain objective.	Lauren	General Approach	Supports CCZ-07 (the city centre's historic and cultural heritage is maintained and enhanced and contributes to the city's unique sense of place and identity) which achieves appropriate recognition and protection of heritage and cultural values.	Retain CCZ-07 as notified.			No	
CCZ - City Centre Zone	Policies	CCZ-P9	CCZ / Policies / CCZ-P9	522	102	522.102	1	Heritage New Zealand Pouhere Taonga - Caroline Rachlin / 519	Heritage New Zealand Pouhere Taonga - Caroline Rachlin	Support	Heritage New Zealand supports this policy which will allow appropriate consideration of heritage and cultural values.	Retain policy.	Lauren	General Approach	Supports CCZ-P9 (in addition to Policy CCZ-P8, require structures and/or alterations to the exterior of or additions to structures that adjoin a public place...) which will allow appropriate consideration of heritage and cultural values.	Retain CCZ-P9 as notified.			No	
CCZ - City Centre Zone	Policies	CCZ-P3	CCZ / Policies / CCZ-P3	522	105	522.105	1	Heritage New Zealand Pouhere Taonga - Caroline Rachlin / 519	Heritage New Zealand Pouhere Taonga - Caroline Rachlin	Support	Heritage New Zealand supports this policy which will allow appropriate consideration of heritage and cultural values.	Retain Policy.	Lauren	General Approach	Supports CCZ-P3 (avoid activities which are incompatible with the role, function and predominant character of the City Centre Zone...) which will allow appropriate consideration of heritage and cultural values.	Retain CCZ-P3 as notified.			No	
CCZ - City Centre Zone	Policies	CCZ-P10	CCZ / Policies / CCZ-P10	522	106	522.106	1	Heritage New Zealand Pouhere Taonga - Caroline Rachlin / 519	Heritage New Zealand Pouhere Taonga - Caroline Rachlin	Support	Heritage New Zealand supports this policy which will allow appropriate consideration of heritage and cultural values.	Retain policy.	Lauren	General Approach	Supports CCZ-P10 (ensure that structures proposing to exceed permitted height limits are appropriate...) which will allow appropriate consideration of heritage and cultural values.	Retain CCZ-P10 as notified.			No	
CCZ - City Centre Zone	Policies	CCZ-P8	CCZ / Policies / CCZ-P8	522	108	522.108	1	Heritage New Zealand Pouhere Taonga - Caroline Rachlin / 519	Heritage New Zealand Pouhere Taonga - Caroline Rachlin	Support	Heritage New Zealand supports this policy which will allow appropriate consideration of heritage and cultural values.	Retain policy.	Lauren	General Approach	Supports CCZ-P8 (require structures and/or alterations to the exterior of or additions to structures to be compatible with the character and amenity of the relevant area...) which will allow appropriate consideration of heritage and cultural values.	Retain CCZ-P8 as notified.			No	
CCZ - City Centre Zone	Rules	CCZ-S1	CCZ / Rules / CCZ-S1	459	313	459.313	1	Te Kotahitanga o Te Atiawa Trust - Hemi Sundgren / 460	Te Kotahitanga o Te Atiawa Trust - Hemi Sundgren	Support	Support the effects standards as proposed.	Retain as notified.	Lauren	General Approach	Supports CCZ-S1 (maximum structure height).	Retain CCZ-S1 as notified.			No	
CCZ - City Centre Zone	Policies	CCZ-P11	CCZ / Policies / CCZ-P11	520	123	520.123	2	Te Runanga o Ngati Mutunga - Marlene Benson / 517	Te Rūnanga o Ngāti Mutunga - Marlene Benson	Support in part	Support this policy but ask that is strengthened by specifically mentioning that Tangata whenua values and narrative are enhanced by any development of the City Centre Zone	Ask that the following addition to this policy <i>Recognising the Tangata Whenua values and the expression of their narrative in the built form and landscaping of the centre</i>	Lauren	Tangata Whenua Values and Narrative	Supports CCZ-P11 (ensure any effects generated by activities are of a type, scale and level that are appropriate for the City Centre Zone and that will maintain city centre amenity) but considers that it should be amended by specifically mentioning that tangata whenua values and narrative are enhanced by any development of the City Centre Zone.	Amend CCZ-P11 as follows: Ensure any effects generated by activities are of a type, scale and level that are appropriate for the City Centre Zone and that will maintain city centre amenity, having regard to: 1. ... 2. ... 3. ...; and 4. <u>Recognising the Tangata Whenua values and the expression of their narrative in the built form and landscaping of the centre.</u>			No	
CCZ - City Centre Zone	Policies	New policy	CCZ / Policies / New policy	520	125	520.125	2	Te Runanga o Ngati Mutunga - Marlene Benson / 517	Te Rūnanga o Ngāti Mutunga - Marlene Benson	Support in part	Additional policy TRONM would like a policy added to this (and other Centre Zone Sections) that would cover the following issues: - Encouraging the use of plants which provide food for birds moving through the Local Centre to be used by NPDC in any plantings – managing planting in urban areas so that they provide corridors and habitats for bird species can contribute significantly to the biodiversity values - Stormwater is treated prior to discharge into waterbodies – this is developing into a significant issue for the Urenui community with the recent establishment by TRONM that human sewage and grey water is entering the Urenui estuary via the NPDC stormwater system. This may be a particular issue in small communities that rely on Septic Tanks but there are also issues from road runoff etc - Using plants Eco sourced from the local community so as not to cause unnecessary genetic pollution of local areas of indigenous vegetation so protecting the unique biodiversity of each of our communities		Lauren	Biodiversity	Considers that a new policy should be added to the City Centre Zone (and other Centre Zone Sections) covering the following issues: ● Encourage NPDC to use plants which provide food for birds moving through the centre – managing planting in urban areas so they provide corridors and habitats for bird species can contribute significantly to the biodiversity values. ● Storm water is treated prior to discharge into waterbodies – this is a significant issue for the Urenui community with the recent establishment by the submitter that human sewage and grey water is entering the Urenui estuary via the NPDC storm water system. ● Using plants eco sourced from the local community so as not to cause unnecessary genetic pollution of local areas of indigenous vegetation so protecting the unique biodiversity of each of our communities.	Did not state.			No	
CCZ - City Centre Zone	Policies	CCZ-P1	CCZ / Policies / CCZ-P1	520	126	520.126	1	Te Runanga o Ngati Mutunga - Marlene Benson / 517	Te Rūnanga o Ngāti Mutunga - Marlene Benson	Support	TRONM support the specific wording and inclusion of section 6 of this policy in its encouragement of the use of Mātauranga Māori design	Support the current wording for Policy CCZ – P1	Lauren	Mātauranga Māori	Supports CCZ-P7 (ensure that the total or partial demolition of structures does not result in vacant land and/or inactive frontages...) and the specific wording and inclusion of section 6 of this policy in its encouragement of the use of Mātauranga Māori design.	Retain CCZ-P1 as notified.			No	

CCZ - City Centre Zone	Objectives	CCZ-O4	CCZ / Objectives / CCZ-O4	563	557	563.557		Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Support in part	Kāinga Ora generally supports the objective as proposed. Amendment requested to make wording consistent with the submission on the 'overview' regarding the status of Design Guidelines.	The structures built form in the city centre are well designed and is designed to a high quality and contributes positively to the streetscape and supports the planned outcomes for the zone.	Lauren	Design Guide	Supports CCZ-O4 (the structures in the city are well designed and contribute positively to the streetscape) but considers that it should be amended to clarify wording around Design Guideline status, consistent with the submitter's overall submission on the non-statutory nature of design guidelines in general.	Amend CCZ-O4 as follows: The structures built form in the city centre are well designed and is designed to a high quality and contributes positively to the streetscape and supports the planned outcomes for the zone.			No	
CCZ - City Centre Zone	Objectives	CCZ-O2	CCZ / Objectives / CCZ-O2	563	559	563.559		Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Support in part	Kāinga Ora generally supports the objective as proposed. Amendment requested to make wording consistent with the National Planning Standards definition of Residential Activity.	The city centre is the primary location for a wide range of retail and business service activities, living-residential activities, community facilities and visitor accommodation.	Lauren	Consistency with NPS	Supports CCZ-O2 (the city centre is the primary location for a wide range of retail and business service activities, living activities, community facilities and visitor accommodation) but considers that it should be amended to make wording consistent with the National Planning Standards definition of Residential Activity.	Amend CCZ-O2 as follows: The city centre is the primary location for a wide range of retail and business service activities, living residential activities, community facilities and visitor accommodation.			No	
CCZ - City Centre Zone	Policies	CCZ-P7	CCZ / Policies / CCZ-P7	563	560	563.560		Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Oppose	Kāinga Ora opposes the policy as proposed. The demolition of existing structures and land remaining vacant for a time is a natural consequence of the development cycle. The policy is overly-restrictive where the redevelopment of City Centre land is concerned, and creates additional consenting and regulatory requirements which may discourage investment in the redevelopment of City Centre land. Deletion requested.	Ensure that the total or partial demolition of structures does not result in vacant land and/or inactive frontages, unless: the demolition is necessary to prevent serious threat to property, people or services; and streetscape amenity will be maintained by providing opportunities for social interaction and/or vegetation and landscaping on the land until a replacement structure is constructed.	Lauren	Demolition of Structures	Opposes CCZ-P7 (ensure that the total or partial demolition of structures does not result in vacant land and/or inactive frontages...) because: <ul style="list-style-type: none"> The demolition of existing structures and land remaining vacant for a time is a natural consequence of the development cycle. It is over-restrictive where the redevelopment of the City Centre land is concerned, and creates additional consenting and regulatory requirements which may discourage investment. 	Delete CCZ-P7 in its entirety.			No	
CCZ - City Centre Zone	Policies	CCZ-P6	CCZ / Policies / CCZ-P6	563	561	563.561		Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Support	Kāinga Ora supports the policy as proposed.	Require activities on pedestrian streets to maintain an active frontage and to contribute to a vibrant retail area by: 1. providing a verandah and/or other forms of shelter for pedestrians; 2. providing adequate transparent glazing so that goods and services are visible to create engaging, retail focused spaces; 3. providing an obvious public entrance; 4. locating parking and servicing areas to locate within or to the rear of buildings; and 5. ensuring pedestrians can move safely and efficiently along the street and within public places; and discouraging residential activities on the ground floor in the City Centre.	Lauren	Defined Pedestrian Frontage	Supports CCZ-P6 (require activities on pedestrian streets to maintain an active frontage and to contribute to a vibrant retail area...) but considers that it should be amended.	Amend CCZ-P6 as follows: Require activities on pedestrian streets to maintain an active frontage and to contribute to a vibrant retail area by: ... 4. locating parking and servicing areas to locate within or to the rear of buildings; and 5. ensuring pedestrians can move safely and efficiently along the street and within public places; and 6. discouraging residential activities on the ground floor in the City Centre.			No	
CCZ - City Centre Zone	Policies	CCZ-P8	CCZ / Policies / CCZ-P8	563	562	563.562		Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Support in part	Kāinga Ora generally supports the policy as proposed. Amendments are sought to recognise the evolving character of the zone compared to existing development under the Operative Plan. Deletion of wording under policy point 1 requested, being subjective in interpretation. Amendments requested.	Require structures and/or alterations to the exterior of or additions to structures to be compatible with the planned character and amenity urban form of the relevant area and zone by: having an interesting and engaging frontage with variations in form, materials and colour; providing clearly visible and accessible entrances and connections to pedestrian networks, including safe and practicable access for people with limited mobility; locating utilities and service areas so they are not visible from public areas and are screened or incorporated into the overall structure form; using sustainable design methods, where possible practical, to minimise the use of energy and water resources and to create healthy living and working environments; incorporating mātauranga Māori principles into the design and construction of the structure and, where appropriate, art works or unique and recognisable features that reflect cultural, spiritual and/or heritage values of importance to the community.	Lauren	Evolving Character	Supports CCZ-P8 (require structures and/or alterations to the exterior of or additions to structures to be compatible with the character and amenity of the relevant area...) but considers that it should be amended to: <ul style="list-style-type: none"> Recognise the evolving character of the zone compared to existing development under the Operative Plan. Ensure wording under point 1 is not subjective in interpretation. 	Amend CCZ-P8 as follows: Require structures and/or alterations to the exterior of or additions to structures to be compatible with the planned character and amenity urban form of the relevant area and zone by: 1. having an interesting and engaging frontage with variations in form, materials and colour; 2. ... 4. using sustainable design methods, where possible practical, to minimise the use of energy and water resources and to create healthy living and working environments; 5. ...			No	

CCZ - City Centre Zone	Policies	CCZ-P12	CCZ / Policies / CCZ-P12	563	563	563.563		Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Support	Kāinga Ora supports the policy as proposed.	Require structures and activities on sites adjoining the Coastal Walkway to interact with the coast, including by: incorporating planting and landscaping materials that complement the existing design of the area; siting structures to maximise opportunities for the public to use and access the site and to assist with connectivity between the city centre and the Coastal Walkway; providing transparent, non-reflective glazing that is not painted or obscured at ground floor level within any building along those walls that are visible from the Coastal Walkway; and using low-reflective materials and minimal use of corporate colours on any structure.	Lauren	General Approach	Supports CCZ-P12 (require structures and activities on sites adjoining the Coastal Walkway to interact with the coast...).	Retain CCZ-P12 as notified.			No	
CCZ - City Centre Zone	Policies	CCZ-P10	CCZ / Policies / CCZ-P10	563	564	563.564		Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Support in part	Kāinga Ora generally supports the policy as proposed. Amendments are sought to recognise the evolving character of the zone compared to existing development under the Operative Plan. Deletion of wording under policy point 7 requested, being too prescriptive for a policy that is otherwise requiring an assessment of effects.	Lauren	Evolving Character	Supports CCZ-P10 (ensure that structures proposing to exceed permitted height limits are appropriate...) but considers that it should be amended: ● To recognise the evolving character of the zone compared to existing development under the Operative Plan. ● Because the wording under point 7 is too prescriptive for a policy that is otherwise requiring an assessment of effects.	Amend CCZ-P10 as follows: Ensure that structures proposing to exceed permitted height limits are appropriate, having regard to: 1. the prominence of the site's location, the extent of the structure's visibility to the public and its compatibility with the identified character and amenity of the area; 2. ...; 7. the impact on any adjacent heritage building and/or the planned outcomes of the heritage character area. ensuring similarity of frontage alignment, height and overall bulk, form and scale.			No		
CCZ - City Centre Zone	Policies	CCZ-P5	CCZ / Policies / CCZ-P5	563	565	563.565	1	Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Support in part	Kāinga Ora generally supports the policy as proposed. Amendments are sought to recognise the evolving character of the zone compared to existing development under the Operative Plan. Amendments requested.	Lauren	Evolving Character	Supports CCZ-P5 (maintain the role, function and predominant character of the City Centre Zone...) but considers that it should be amended to recognise the evolving character of the zone compared to existing development under the Operative Plan.	Amend CCZ-P5 as follows: Maintain Enable development that is consistent with the planned role and function and predominant character of the City Centre Zone by controlling the effects of: ...			No		
CCZ - City Centre Zone	Objectives	CCZ-O7	CCZ / Objectives / CCZ-O7	563	573	563.573		Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Support	Kāinga Ora supports the objective as proposed.	Lauren	General Approach	Supports CCZ-O7 (the city centre's historic and cultural heritage is maintained and enhanced and contributes to the city's unique sense of place and identity).	Retain CCZ-O7 as notified.			No		
CCZ - City Centre Zone	Objectives	CCZ-O5	CCZ / Objectives / CCZ-O5	563	575	563.575		Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Support	Kāinga Ora supports the objective as proposed.	Lauren	General Approach	Supports CCZ-O5 (the city centre is an attractive, accessible and safe environment for people to work, live and play).	Retain CCZ-O5 as notified.			No		
CCZ - City Centre Zone	Rules	CCZ-S2	CCZ / Rules / CCZ-S2	563	597	563.597		Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Support	Kāinga Ora supports the activity as proposed.	Lauren	Defined Pedestrian Frontage	Supports CCZ-S2 (defined pedestrian frontage requirements).	Retain CCZ-S2 as notified.			No		

CCZ - City Centre Zone	Rules	CCZ-S1	CCZ / Rules / CCZ-S1	563	598	563.598		Kāinga Ora - Homes and Communities - Dr Claire Kirman / Alex Devine / 561	Kāinga Ora - Homes and Communities - Dr Claire Kirman	Support in part	Kāinga Ora generally support the introduction of higher height limits within the city centre zone, and the notion of proportionate heights from the Huatoki Stream due to cultural heritage values. However, consistent with its overall submission on the Plan and viewshafts in particular, Kāinga Ora seek to enable a greater increase in heights to assist in the strategic objective of the Plan in delivering intensification (particularly for residential activities). Amendments are sought to increase the maximum structure heights within the City Centre Zone based on the submission for the	Maximum structure height 1. In Area A of height management area: 10m. 2. In Area B of height management area: 14m 19m. 3. In Area C of height management area: 17m 25m. 4. In Area D of height management area: 22m 30m. This standard does not apply to: 1. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues, open balustrades, flag poles and architectural features (e.g. finials)	Lauren	Height	Supports the introduction of higher height limits in CCZ-S1 (maximum structure height) and the notion of proportionate heights from the Huatoki Stream due to cultural heritage values but considers that it should be amended to: • Enable a greater increase in heights to assist the strategic objective of the Plan in delivering intensification (particularly for residential activities). • Increase the maximum structure heights based on the submitter's submission for the Mixed Use Zone that seeks a 17.5m height limit.	Amend CCZ-S1 as follows: 1. In Area A of height management area: 10m. 2. In Area B of height management area: 14m 19m. 3. In Area C of height management area: 17m 25m. 4. In Area D of height management area: 22m 30m. ...		Yes	coastal fror
SCHED5 - Schedule of Viewshafts	Cameron Street		SCHED5 / Viewshafts / Cameron Street	571	76	571.76		Southern Cross Hospitals Limited - Jeremy Brophy (BTW Company Ltd) / 569	Southern Cross Hospitals Limited - Jeremy Brophy (BTW Company Limited)	Oppose	The Southern Cross Hospital site is not considered to be located within the Cameron Street viewshaft, when viewing from Cameron Street towards the Sugar Load	That the Cameron Street viewshaft is amended to consider views from the top of Cameron Street towards the Sugar Load Islands only. An indicative	Campbell	Environment	Opposes the Cameron Street viewshaft in SCHED5. Considers that the Southern Cross Hospital site is not located within the Cameron Street viewshaft when viewing from	Amend the extent of the Cameron Street viewshaft to consider views from the top of Cameron Street towards the Sugar Load Islands only, consistent with		Yes	
SCHED5 - Schedule of Viewshafts			SCHED5 / Viewshafts	317	11	317.11		Crimp Hamish / 318	Hamish Crimp	Support	Fully support the scheduling of all view shafts presently identified in the Proposed District Plan.	Retain all view shafts presently identified within plan.	Campbell	Environment	Supports all viewshafts in SCHED5 within the Proposed Plan.	Retain viewshafts in SCHED5 as notified.		Yes	
SCHED4 - Schedule of Notable Trees	Notable Trees		SCHED4 / Notable Trees	459	167	459.167	1	Te Kotahitanga o Te Atiawa Trust - Hemi Sundgren / 460	Te Kotahitanga o Te Atiawa Trust - Hemi Sundgren	Support in part	Schedule 4 – Schedule of notable trees lists the notable trees in the district that are protected. Te Kotahitanga and Ngā Hapū o Te Ati Awa have not had the opportunity to identify	Work alongside tangata whenua to identify trees of cultural significance and add the trees to Schedule 4 and the Planning Maps.	Alli	Add Notable Trees	Further notable trees of cultural significance to tangata whenua should be added to SCHED4: Schedule of Notable Trees.	Add further Notable Trees to SCHED4: Schedule of Notable Trees, following work with tangata whenua to identify trees of cultural significance.		Yes	