

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
1	1	[Whole of Plan Change 2]	Endorse the Plan Change	Cluny and Sisi Macpherson
2	1	5.5.3	Amend proposed rule 5.5.3 to replace the words "Restricted Discretionary" with "Controlled" and add the following text <i>Applications for resource consent under Rule 5.5.3 shall be processed without public notification or the need to obtain written approvals</i>	Perron Developments Ltd
	2	[5.5.3(d)]	Amend the general design principal d) as follows: <i>Flat planes and blank facades devoid of modulation should be avoided where they will be visible from a public place</i>	
	3	[5.6.3.1(d)]	Define "corner element" referred to in Design Criteria 3 – Corner and Gateway Sites	
	4	[5.5.3.3(c)]	Delete criteria 3c) as follows: <del>The main building entrance should be located on the corner at street level and designed as an integral part of the corner element</del>	
	5	[5.5.3.5(c)]	Amend Design criteria 5c) – Activities as follows <i>Parking areas that are located within buildings and are visible from a street or a public open space is strongly discouraged. It is expected that activated building space will be provided between car parking areas within buildings and the street and public open space frontages.</i>	
	6	[5.5.3.6(a)]	Delete design criteria 6(a) Adaptable Buildings	
	7	[5.5.3.8]	Amend design criteria 8 - Development Abutting or in close proximity to Scheduled Heritage Items by removing the terms "in close proximity", "in the vicinity" and "nearby" and replace these with "adjoining" or "on an adjacent site".	
	8	6.16	Delete Development Control 6.16 Outlook Space or, if that relief is not allowed, then amend Development Control 6.16 Outlook Space to restrict its application to the main living room only and remove the requirement that outlook be perpendicular to the face of the building as follows: <i>a) An outlook control shall be provided from the main living room of every residential unit, from each face of the building containing windows of balconies to habitable rooms.</i> <i>b) The dimensions of the outlook space, measured perpendicular to the exterior face of the building, shall be in accordance with Figure 6.17 for the relative height of the floor above ground level.</i> <i>f) At heights above 10m as shown in Figure 6.17 the required outlook space may be at an angle between 45 and 135 degrees horizontal to the face of the building.</i> <i>g) The width of the outlook court may be reduced by the width of any balcony.</i>	
	9	6.16	Amend Development Control 6.16 Outlook Space as follows to allow for bonus height where outlook space provisions are complied with: <i>h) The maximum height allowable may be increased by up to 20m where outlook space is provided in accordance with controls a) to g) above</i>	
	10	Appendix 12A	Amend Appendix 12A to provide for synergies created by open plan apartment layouts as follows: Note: <i>d) The minimum residential apartment standards relating to living; kitchen/eat will be reduced by 20% when it can be demonstrated to the Council's satisfaction that the residential unit will be built and kept in an open plan layout.</i>	
	11	Appendix 12A	Amend Appendix 12A to reduce the minimum apartment and balcony size <a href="#">[refer to table in submission]</a>	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	12	Appendix 12D	Amend Appendix 12D (d) to remove the requirement to set back non-habitable room windows from the boundary as follows: <i>d) Entrance halls, kitchens, kitchen/dining rooms, toilets and laundries – may rely on borrowed or artificial light, <del>however where such building elements contain a window placed in an exterior wall parallel to a site boundary, other than the street boundary, then that window/wall shall be set back from the boundary by a minimum 1m.</del></i>  <i>Where a habitable room provides a window in an exterior wall parallel to a site boundary, other than a street boundary, then that window must be set back from the boundary by a minimum of 1m.</i>	
	13	Appendix 12A	Delete the requirement in Appendix 12A for a minimum of two bathrooms in a three bedroom unit as follows: <sup>2</sup> <del>The minimum gross floor area for a 3-bedroom residential apartment indicated in the table above indicates a minimum of two bathrooms.</del>	
	14	Appendix 12A	Amend Appendix 12A, to insert a footnote which clarifies the meaning of the term 'WR+Entry' used in the matrix.	
	15	Appendix 12F	Delete Appendix 12F in its entirety or if that relief is not allowed then amend Appendix 12F as follows: <i>(i) In addition to the minimum internal storage and a wardrobe space specified above, all apartments shall have a secure storage space or locker elsewhere in the building a minimum of 1.8m wide <del>long</del> by 0.9m high by 0.6m deep, except if this storage space or locker can be provided to the same dimensions with the apartment.</i>	
	16	Appendix 12G	Delete Appendix 12G	
3	1	Appendix 12	Amend the development control and standards in Appendix 12 to apply to long term accommodation and not: • Non permanent accommodation • Tourist accommodation i.e. hotels, motels, tourist houses and guest houses.	David James Foster
	2	[Appendix 12]	Introducing definitions of: • Non permanent accommodation • Permanent accommodation • Tourist/travelers accommodation	
	3	5.2.6	Clause 5.2.6 Urban Design and Residential Amenity Amend Part i) a) Change highest quality to 'high quality' b) Delete (showing creativity, innovation)  Amend Part iii) Delete this clause Amend Part iv) Buildings are designed under the Building Act for a minimum of 50 years unless otherwise stated. Energy and stormwater are subject to independent supply or council control.	
	4	5.6.3.1(d)	Clause 5.6.3.1(d) Delete clauses (a to e and g) Item b) Delete Clause Adaptable Buildings a) Delete Clause b) Delete Clause	
	5	5.6.3.1(d)	Accessways, links and Vehicle Access c) Delete Clause d) Delete Clause f) Delete Clause	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	6	[5.6.3.1(d)]	Development abutting or in close to Scheduled Heritage items. Delete Clauses a, b and c	
	7	[5.6.3.1(d)]	Residential/Accommodation a) Clause ii) Delete Clause iii) Delete Clause iv) Delete  b) Delete Clause	
	8	[5.6.3.1(d)]	Sustainability d) Delete Clause e) Delete Clause f) Delete Clause	
	9	6.15	Insert Development Control '6.15 Accommodation' as follows pages 119 of 125. a) Delete Clause – and insert. Accommodation shall refer to Permanent Residential Accommodation dwellings and shall not include Student, Hostel/Backpackers or Serviced Apartment/Hotel Accommodation or Hotel Accommodation.	
	10	6.16	Insert Development Control 6.16 Outlook Space as follows: d) Delete Clause Figure 6.17 Living Space – 6 metre setback Bathroom Space – 4 metre setback Other Space – 1 metre setback	
	11	7.6.3	Amend 7.6.3 General Rules Delete Clause	
	12	Appendix 12	Appendix 12 A. Delete Matrix and replace with <span style="color: red;">[refer to table included in submission]</span> : a) The figures are gross and include walls both internally and externally as part of a standard Unit Title Plan boundary definition b) The above component areas shall be provided for each type of apartment except as provided in c) below c) If a balcony is not provided, the minimum area can be reduced by subtracting that component other than, the minimum apartment size will remain at 30m <sup>2</sup>	
	13	Appendix 12	B. Floor to Ceiling Height. Delete Clause and replace with: i) The minimum floor to ceiling height for habitable rooms shall be 2.400 to 60% of the space with intrusions permitted to 2.300 for beams and services. ii) Service, entry areas and passage ways shall be 2.300 for 50% of the space with intrusions permitted to 2.100 for beams and services. Note: This maintains the 'intent' of good practice but allows for the reality of construction and services.	
	14	Appendix 12	C. Minimum width of Circulation Corridors. i) The minimum width of common area corridors shall be 1.00 but shall not be less than that required by the New Zealand Building Code for Fire Evacuation. ii) The minimum lobby immediately adjacent to a lift shall be 1.800 for 50% for the full combined width of each door set, reducing to a minimum of 1.200 for 50%.	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	15	Appendix 12	D. Minimum Daylight Standard Delete Clause – As this is all adequately covered in the New Zealand Building Code	
	16	Appendix 12	E. Balconies, Decks, Terraces Delete Clause – This is all adequately covered in other areas.	
	17	Appendix 12	F. Storage outside the Apartment but Within the Building. i) In addition to the minimum internal storage and the wardrobe space, all apartments shall have a secure space or locker elsewhere in the building, a minimum of 1.800 long by 0.9m high by 0.6 deep. The locker area, circulation and access passageways are all to be deducted from Gross Floor Planning Area.	
	18	Appendix 12	G. Apartment Mix Delete Clause	
	19	Appendix 12	Add a new clause to the definition of Gross Floor area "Where storage and balconies are provided for residential accommodation they shall be excluded from the definition of gross floor area"	
	20	Appendix 12	Amend the development controls and standards to apply only to long term accommodation.	
4	1	[5.53 and 5.6.3.1(d)]	That a separate activity category for purpose built and designed tourist and student accommodation is added to the plan, (separating it from permanent accommodation) making it exempt from the controls that have been imposed. But still requiring urban design input and approval.	Conrad Properties Ltd, Mt Hobson Group (per Hamish Firth)
	2	5.5.4 and Appendix 12	That proposed rule 5.5.4 and the new development control '6.15 Accommodation - Appendix 12' are deleted and an integrated approach is undertaken with the various other related development controls to ensure that the Council's desire to promote residential activity in the CBD are balanced against quality urban design and affordability.	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	3	[6.16 and Appendix 12]	<p>If the above is not implemented then the following relief should occur:</p> <p>a) The outlook space/court is based on actual effects rather than just the width of a street. If the outlook provision remains unchanged then additional bonuses including height are awarded for compliance off set the reduction in density potential.</p> <p>b) That a 2<sup>nd</sup> and additional bedrooms and 2nd living spaces be able to be exempt from the outlook court if they can comply with the borrowed light rule in the minimum daylight standards of Appendix 12.</p> <p>c) That the minimum apartment sizes be reduced by 5m<sup>2</sup> for the studio and 1 bedroom apartments and 8m<sup>2</sup> for the 2 and 3 bedroom units (all excluding decks). There is enough evidence to show that size alone does not contribute to poor urban design and loss of amenity. CPL have designs of apartments that show a 50m<sup>2</sup> two bedroom unit can be designed that is both affordable and has amenity <span style="color: red;">[refer to examples attached to submission]</span></p> <p>d) The minimum corridor width be 1.1m</p> <p>e) The corridor/lobby space be 2.4m minimum width.</p> <p>f) That the 1m minimum space to a boundary for windows for entrance halls, dining rooms, kitchens, laundries etc be deleted.</p> <p>g) No minimum deck shall apply as an apartment can be built with no deck.</p> <p>h) No additional storage requirements be required. This is a real concern. As a result of the tightening of the building code requirements for fire design all storage units (AU's) have to sprinkled or rated to a 30 minute fire rating. These will not be cost effective. It would be better to require additional storage in the unit.</p> <p>i) No minimum size for the laundry or laundering facilities as modern appliances in urban living environments are often located within kitchens and bathrooms. The appliances that we source are from Europe, they are designed and used extensively in kitchens and bathrooms.</p> <p>j) Acoustic controls. There are concerns from qualified Surveyors and Acoustic Engineers that the requirement for acoustic compliance against traffic would be impossible without Soundstop glass and double glazing at a cost of approximately \$10 000 per unit. Additionally there will be situations (rubbish trucks, ambulance sirens, police sirens etc) where no amount of acoustic protection will meet the requirement in a city at any time of the day or night.</p> <p>k) The outlook court pictorials limit diversity of design i.e V shaped buildings.</p>	
5	1	Appendix 12	<p>Amending the development control and standards in Appendix 12 to apply to long term accommodation and not:</p> <ul style="list-style-type: none"> <li>• Non permanent accommodation</li> <li>• Tourist accommodation i.e. hotels, motels, tourist houses and guest houses.</li> </ul>	Yuang Cheng International Investment Group Ltd
	2	[Appendix 12]	<p>Introducing definitions of:</p> <ul style="list-style-type: none"> <li>• Non permanent accommodation</li> <li>• Permanent accommodation</li> <li>• Tourist/travelers accommodation</li> </ul>	
	3	5.2.6	<p>Clause 5.2.6 Urban Design and Residential Amenity</p> <p>Amend Part i)</p> <p>a) Change highest quality to 'high quality'</p> <p>b) Delete (showing creativity, innovation)</p> <p>Amend Part iii) Delete this clause</p> <p>Amend Part iv) Buildings are designed under the Building Act for a minimum of 50 years unless otherwise stated. Energy and stormwater are subject to independent supply or council control.</p>	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	4	5.6.3.1(d)	Clause 5.6.3.1(d) Delete clauses (a to e and g) Item b) Delete Clause Adaptable Buildings a) Delete Clause b) Delete Clause	
	5	[5.6.3.1(d)]	Accessways, links and Vehicle Access c) Delete Clause d) Delete Clause f) Delete Clause	
	6	[5.6.3.1(d)]	Development abutting or in close to Scheduled Heritage items. Delete Clauses a, b and c	
	7	[5.6.3.1(d)]	Residential/Accommodation a) Clause ii) Delete Clause iii) Delete Clause iv) Delete As this is already covered by the NZ Building Code and Means of Compliance  b) Delete Clause This is too restrictive and is virtually impossible to provide. Ventilation is a Building Code compliance issue.	
	8	[5.6.3.1(d)]	Sustainability d) Delete Clause – this is the Building Act issue e) Delete Clause – this is the NZ Building Code Compliance Issue f) Delete Clause	
	9	6.15	Insert Development Control '6.15 Accommodation' as follows pages 119 of 125. a) Delete Clause – and insert. Accommodation shall refer to Permanent Residential Accommodation dwellings and shall not include Student, Hostel/Backpackers or Serviced Apartment/Hotel Accommodation or Hotel Accommodation.	
	10	6.16	Insert Development Control 6.16 Outlook Space as follows: d) Delete Clause Figure 6.17 Living Space – 6 metre setback Bedroom Space – 4 metre setback Other Space – 1 metre setback	
	11	7.6.3	Amend 7.6.3 General Rules Delete Clause – All this is covered by the Building Code.	
	12	Appendix 12	Appendix 12 A. Delete Matrix and replace with <span style="color: red;">[refer to table included in submission]</span> : a) The figures are gross and include walls both internally and externally as part of a standard Unit Title Plan boundary definition b) The above component areas shall be provided for each type of apartment except as provided in c) below c) If a balcony is not provided, the minimum area can be reduced by subtracting that component over than, the minimum apartment size will remain at 30m <sup>2</sup>	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	13	Appendix 12	B. Floor to Ceiling Height. Delete Clause and replace with: i) The minimum floor to ceiling height for habitable rooms shall be 2.400 to 60% of the space with intrusions permitted to 2.300 for beans and services. ii) Service, entry areas and passage ways shall be 2.300 for 50% of the space with intrusions permitted to 2.100 for beams and services. Note: This maintains the 'intent' of good practice but allows for the reality of construction and services.	
	14	Appendix 12	C. Minimum width of Circulation Corridors. i) The minimum width of common area corridors shall be 1.00 but shall not be less than that required by the New Zealand Building Code for Fire Evacuation. ii) The minimum lobby immediately adjacent to a lift shall be 1.800 for 50% for the full combined width of each door set, reducing to a minimum of 1.200 for 50%.	
	15	Appendix 12	D. Minimum Daylight Standard Delete Clause – As this is all adequately covered in the New Zealand Building Code	
	16	Appendix 12	E. Balconies, Decks, Terraces Delete Clause – This is all adequately covered in other areas.	
	17	Appendix 12	F. Storage outside the Apartment but Within the Building. i) In addition to the minimum internal storage and the wardrobe space, all apartments shall have a secure space or locker elsewhere in the building, a minimum of 1.800 long by 0.9m high by 0.6 deep. The locker area, circulation and access passageways are all to be deducted from Gross Floor Planning Area.	
	18	Appendix 12	G. Apartment Mix Delete Clause	
	19	Appendix 12	Add a new clause to the definition of Gross Floor area "Where storage and balconies are provided for residential accommodation they shall be excluded from the definition of gross floor area"	
	20	Appendix 12	Amend the development controls and standards to apply only to long term accommodation.	
6	1	[Whole of Plan Change 2]	Withdraw Plan Change 2 in it entirety.	Ingot Developments Limited
	2	[3.4.2]	The rewording of proposed issues (l) to (m) as follows (or words to the effect): (l) Opportunity to encourage urban design that reflects the specific topography, heritage, open space and streetscape characteristics of the Central Area and that enhances the relationship between buildings, streets and other public open spaces. (m) Risk of residential apartment buildings with unreasonably small internal living spaces, or with living spaces that do not make maximum advantage of sun light and outlooks with high amenity.	
	3	3.5.1	No amendment to Objective 3.5.1 of the Central Area Plan	
	4	[3.5.1]	The rewording of proposed policies (i) and (j) as follows (or words to like effect): (i)By encouraging a minimum level of residential amenity in residential apartment buildings with respect to size of living spaces, and provision of outlook space. (j) By promoting and encouraging urban design that accommodates the form, scale and architecture of existing buildings where practicable.	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	5	[3.8.1]	The rewording of proposed anticipated environmental results (j) and (k) as follows (or words to like effect): (j) An urban environment exhibiting well thought-out design, residential amenity and useable open spaces. (k) A diverse and vibrant urban environment that provides minimum acceptable levels of residential amenity for the occupants of residential apartment buildings.	
	6	[5.2.6 and 5.3]	The rewording of the proposed explanation and anticipated result to reflect the amendments being sought by the submitter to the other provisions of PPC2	
	7	[5.5.3]	<ul style="list-style-type: none"> <li>• The provision of clear and objectively measurable assessment criteria for any consent requirement for the erection or alteration of buildings in the Central Area.</li> <li>• That any consent requirement for the erection or alteration of buildings in the Central Area has the status of restricted controlled</li> <li>• That any consent requirement for the erection or alteration of buildings in the Central Area be proposed without the need for public notification or the need for the approval of potentially adversely affected parties.</li> </ul>	
	8	[5.6.3.1(d)]	The provision of clear and objectively assessable assessment criteria for any consent requirement for the erection or alteration of buildings in the Central Area that are reasonable, appropriate, do not duplicate requirements already in existence, properly promote the sustainable management of the Central Area and achieve the objective and policies proposed.	
	9	Appendix 12	<ul style="list-style-type: none"> <li>• Provide a definition of "Accommodation" for the purpose of PPC2 that differentiates between permanent and transient use of accommodation facilities.</li> <li>• Amend Appendix 12 in the manner as shown in attachment A to this submission (or in such further or other manner as is necessary to address the submitter's concerns)</li> <li>• The inclusion of transferable development right or bonus mechanisms in PPC2 to mitigate adverse effects of compliance with rigid development standards.</li> </ul>	
	10	[6.16]	<ul style="list-style-type: none"> <li>• The deletion of figure 6.17 and the insertion of an appropriate control for outlook that is based on specific sunlight angles.</li> <li>• Consequential amendments to proposed items (b) and (e) of the Outlook Development Control.</li> </ul>	
	11	7.6.3	<ul style="list-style-type: none"> <li>• No inclusion of an additional control in "7.6.3 General Rules" in the Central Area Plan relating to internal acoustic standards.</li> </ul>	
	12	[Whole of Plan Change 2]	Consequential amendments as necessary.	
7	1	[5.6.3.1(d)]	Strengthen the wording of the assessment criteria relating to developments to strengthen protections to the environment and surrounding character as particularly influenced by heritage buildings or other associated heritage features.	Brian Paul Keene & Fulcra Consulting Limited
	2	[Whole of Plan Change 2]	Amend the wording to clarify and reconcile the provisions of the Proposed Plan Change and the District Plan relating to residential precinct areas of the central area.	
	3	[6.16 and Figure 6.17]	That "Outlook Control" has a development control that recognizes heritage issues and features by imposing for their protection distances greater than Figure 6.17. Those distances should be appropriate to the protection, enhancement and enjoyment of the particular heritage feature.	
8	1	5.5.3	Amendments be made to Proposed Plan Change 2 to clarify that billboards (and supporting structures) do not fall within the scope of proposed Rule 5.5.3. In that regard, APN Outdoor seeks that to rule 5.5.3 be amended by adding, after the words "excluding minor cosmetic alterations or repairs which do not change the design and appearance of the existing building": <i>....any billboards, which are regulated under Part 27b of the Auckland City Consolidated Bylaw 1998.</i>	APN Outdoor Limited

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	2	5.6.3.1(d)	<p>(a) Amendments made to Plan Change 2 to clarify that the “Additional Assessment Criteria” to be inserted into 5.6.3.1(d) are not design guidelines in terms of clause 27B.1.2(h)(ii) of the Billboard Bylaw. In that regard, APN Outdoor seeks the following insertion to 5.6.3.1(d) after the words “shall be assessed against the following criteria where relevant”:</p> <p>For the avoidance of doubt, these criteria are not “design guidelines” in terms of clause 27B.1.2(h)(ii) of the Auckland City Consolidated Bylaw 1998.</p> <p>(b) Amendments to be made to Auckland City Consolidated Bylaw 1998 to clarify that the assessment criteria in 5.6.3.1(d) are not design guidelines in terms of clause 27(B).1.2(h)(ii) of that Bylaw.</p>	
	3		<p>In the event that the Billboard Bylaw is withdrawn and billboards are entirely regulated by the District Plan, APN Outdoor seeks that Plan Change 2 be amended to:</p> <p>(a) Provide for billboards and their supporting structures as a restricted discretionary activity; and</p> <p>(b) Restrict discretion in the assessment of billboards to the following matters:</p> <p>(i) Traffic and safety issues;</p> <p>(ii) Building form and scale; and</p> <p>(iii) Illumination.</p>	
9	1	5.6.3.1(d)12(e)	<p>Amend clause 5.6.3.1(d)12(e) to read as follows:</p> <p><i>e) Adequate storage space and containers must be provided for rubbish and recyclable material, in a location which is clearly visible <b>within the site</b> and easily accessible to occupants and collection vehicles”</i></p>	Kevin Quensell
10	1	Appendix 12	<p>Amending the development control and standards in Appendix 12 to apply to long term accommodation and not:</p> <ul style="list-style-type: none"> <li>• Non permanent accommodation</li> <li>• Tourist accommodation i.e. hotels, motels, tourist houses and guest houses.</li> </ul>	Winning Investment Ltd
	2	[Appendix 12]	<p>Introducing definitions of:</p> <ul style="list-style-type: none"> <li>• Non permanent accommodation</li> <li>• Permanent accommodation</li> <li>• Tourist/travelers accommodation</li> </ul>	
	3	5.2.6	<p>Clause 5.2.6 Urban Design and Residential Amenity</p> <p>Amend Part i)</p> <p>a) Change highest quality to 'high quality'</p> <p>b) Delete (showing creativity, innovation)</p> <p>Amend Part iii) Delete this clause</p> <p>Amend Part iv) Buildings are designed under the Building Act for a minimum of 50 years unless otherwise stated. Energy and stormwater are subject to independent supply or council control.</p>	
	4	5.6.3.1(d)	<p>Clause 5.6.3.1(d) Delete clauses (a to e and g)</p> <p>Item b) Delete Clause</p> <p>Adaptable Buildings</p> <p>a) Delete Clause</p> <p>b) Delete Clause</p>	
	5	[5.6.3.1(d)]	<p>Accessways, links and Vehicle Access</p> <p>c) Delete Clause</p> <p>d) Delete Clause</p> <p>f) Delete Clause</p>	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	6	[5.6.3.1(d)]	Development abutting or in close to Scheduled Heritage items. Delete Clauses a, b and c	
	7	[5.6.3.1(d)]	Residential/Accommodation a) Clause ii) Delete Clause iii) Delete Clause iv) Delete As this is already covered by the NZ Building Code and Means of Compliance  b) Delete Clause This is too restrictive and is virtually impossible to provide. Ventilation is a Building Code compliance issue.	
	8	[5.6.3.1(d)]	Sustainability d) Delete Clause – this is the Building Act issue e) Delete Clause – this is the NZ Building Code Compliance Issue f) Delete Clause	
	9	6.15	Insert Development Control '6.15 Accommodation' as follows pages 119 of 125. a) Delete Clause – and insert. Accommodation shall refer to Permanent Residential Accommodation dwellings and shall not include Student, Hostel/Backpackers or Serviced Apartment/Hotel Accommodation or Hotel Accommodation.	
	10	6.16	Insert Development Control 6.16 Outlook Space as follows: d) Delete Clause Figure 6.17 Living Space – 6 metre setback Bedroom Space – 4 metre setback Other Space – 1 metre setback	
	11	7.6.3	Amend 7.6.3 General Rules Delete Clause – All this is covered by the Building Code.	
	12	Appendix 12	Appendix 12 A. Delete Matrix and replace with <b>[refer to table included in submission]</b> : a) The figures are gross and include walls both internally and externally as part of a standard Unit Title Plan boundary definition b) The above component areas shall be provided for each type of apartment except as provided in c) below c) If a balcony is not provided, the minimum area can be reduced by subtracting that component over than, the minimum apartment size will remain at 30m2	
	13	Appendix 12	B. Floor to Ceiling Height. Delete Clause and replace with: i) The minimum floor to ceiling height for habitable rooms shall be 2.400 to 60% of the space with intrusions permitted to 2.300 for beams and services. ii) Service, entry areas and passage ways shall be 2.300 for 50% of the space with intrusions permitted to 2.100 for beams and services. Note: This maintains the 'intent' of good practice but allows for the reality of construction and services.	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	14	Appendix 12	C. Minimum width of Circulation Corridors. i) The minimum width of common area corridors shall be 1.00 but shall not be less than that required by the New Zealand Building Code for Fire Evacuation. ii) The minimum lobby immediately adjacent to a lift shall be 1.800 for 50% for the full combined width of each door set, reducing to a minimum of 1.200 for 50%.	
	15	Appendix 12	D. Minimum Daylight Standard Delete Clause – As this is all adequately covered in the New Zealand Building Code	
	16	Appendix 12	E. Balconies, Decks, Terraces Delete Clause – This is all adequately covered in other areas.	
	17	Appendix 12	F. Storage outside the Apartment but Within the Building. i) In addition to the minimum internal storage and the wardrobe space, all apartments shall have a secure space or locker elsewhere in the building, a minimum of 1.800 long by 0.9m high by 0.6 deep. The locker area, circulation and access passageways are all to be deducted from Gross Floor Planning Area.	
	18	Appendix 12	G. Apartment Mix Delete Clause	
	19	Appendix 12	Add a new clause to the definition of Gross Floor area "Where storage and balconies are provided for residential accommodation they shall be excluded from the definition of gross floor area"	
	20	Appendix 12	Amend the development controls and standards to apply only to long term accommodation.	
11	1	Appendix 12	Amending the development control and standards in Appendix 12 to apply to long term accommodation and not: • Non permanent accommodation • Tourist accommodation i.e. hotels, motels, tourist houses and guest houses.	Dae Ju Housing Co Ltd
	2	[Appendix 12]	Introducing definitions of: • Non permanent accommodation • Permanent accommodation • Tourist/travelers accommodation	
	3	5.2.6	Clause 5.2.6 Urban Design and Residential Amenity Amend Part i) a) Change highest quality to 'high quality' b) Delete (showing creativity, innovation)  Amend Part iii) Delete this clause Amend Part iv) Buildings are designed under the Building Act for a minimum of 50 years unless otherwise stated. Energy and stormwater are subject to independent supply or council control.	
	4	5.6.3.1(d)	Clause 5.6.3.1(d) Delete clauses (a to e and g) Item b) Delete Clause Adaptable Buildings a) Delete Clause b) Delete Clause	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	5	[5.6.3.1(d)]	Accessways, links and Vehicle Access c) Delete Clause d) Delete Clause f) Delete Clause	
	6	[5.6.3.1(d)]	Development abutting or in close to Scheduled Heritage items. Delete Clauses a, b and c	
	7	[5.6.3.1(d)]	Residential/Accommodation a) Clause ii) Delete Clause iii) Delete Clause iv) Delete  b) Delete Clause	
	8	[5.6.3.1(d)]	Sustainability d) Delete Clause – this is the Building Act issue e) Delete Clause – this is the NZ Building Code Compliance Issue f) Delete Clause	
	9	6.15	Insert Development Control '6.15 Accommodation' as follows pages 119 of 125. a) Delete Clause – and insert. Accommodation shall refer to Permanent Residential Accommodation dwellings and shall not include Student, Hostel/Backpackers or Serviced Apartment/Hotel Accommodation or Hotel Accommodation.	
	10	6.16	Insert Development Control 6.16 Outlook Space as follows: d) Delete Clause Figure 6.17 Living Space – 6 metre setback Bedroom Space – 4 metre setback Other Space – 1 metre setback	
	11	7.63	Amend 7.6.3 General Rules Delete Clause – All this is covered by the Building Code.	
	12	Appendix 12	Appendix 12 A. Delete Matrix and replace with <span style="color: red;">[refer to table included in submission]</span> : a) The figures are gross and include walls both internally and externally as part of a standard Unit Title Plan boundary definition b) The above component areas shall be provided for each type of apartment except as provided in c) below c) If a balcony is not provided, the minimum area can be reduced by subtracting that component over than, the minimum apartment size will remain at 30m <sup>2</sup>	
	13	Appendix 12	B. Floor to Ceiling Height. Delete Clause and replace with: i) The minimum floor to ceiling height for habitable rooms shall be 2.400 to 60% of the space with intrusions permitted to 2.300 for beams and services. ii) Service, entry areas and passage ways shall be 2.300 for 50% of the space with intrusions permitted to 2.100 for beams and services. Note: This maintains the 'intent' of good practice but allows for the reality of construction and services.	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	14	Appendix 12	C. Minimum width of Circulation Corridors. i) The minimum width of common area corridors shall be 1.00 but shall not be less than that required by the New Zealand Building Code for Fire Evacuation. ii) The minimum lobby immediately adjacent to a lift shall be 1.800 for 50% for the full combined width of each door set, reducing to a minimum of 1.200 for 50%.	
	15	Appendix 12	D. Minimum Daylight Standard Delete Clause – As this is all adequately covered in the New Zealand Building Code	
	16	Appendix 12	E. Balconies, Decks, Terraces Delete Clause – This is all adequately covered in other areas.	
	17	Appendix 12	F. Storage outside the Apartment but Within the Building. i) In addition to the minimum internal storage and the wardrobe space, all apartments shall have a secure space or locker elsewhere in the building, a minimum of 1.800 long by 0.9m high by 0.6 deep. The locker area, circulation and access passageways are all to be deducted from Gross Floor Planning Area.	
	18	Appendix 12	G. Apartment Mix Delete Clause	
	19	Appendix 12	Add a new clause to the definition of Gross Floor area "Where storage and balconies are provided for residential accommodation they shall be excluded from the definition of gross floor area"	
	20	Appendix 12	Amend the development controls and standards to apply only to long term accommodation.	
12	1	Appendix 12	Amending the development control and standards in Appendix 12 to apply to long term accommodation and not: • Non permanent accommodation • Tourist accommodation i.e. hotels, motels, tourist houses and guest houses.	City Sales Ltd
	2	[Appendix 12]	Introducing definitions of: • Non permanent accommodation • Permanent accommodation • Tourist/travelers accommodation	
	3	5.2.6	Clause 5.2.6 Urban Design and Residential Amenity Amend Part i) a) Change highest quality to 'high quality' b) Delete (showing creativity, innovation)  Amend Part iii) Delete this clause Amend Part iv) Buildings are designed under the Building Act for a minimum of 50 years unless otherwise stated. Energy and stormwater are subject to independent supply or council control.	
	4	5.6.3.1(d)	Clause 5.6.3.1(d) Delete clauses (a to e and g) Item b) Delete Clause Adaptable Buildings a) Delete Clause b) Delete Clause	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	5	[5.6.3.1(d)]	Accessways, links and Vehicle Access c) Delete Clause d) Delete Clause f) Delete Clause	
	6	[5.6.3.1(d)]	Development abutting or in close to Scheduled Heritage items. Delete Clauses a, b and c	
	7	[5.6.3.1(d)]	Residential/Accommodation a) Clause ii) Delete Clause iii) Delete Clause iv) Delete As this is already covered by the NZ Building Code and Means of Compliance  b) Delete Clause This is too restrictive and is virtually impossible to provide. Ventilation is a Building Code compliance issue.	
	8	[5.6.3.1(d)]	Sustainability d) Delete Clause – this is the Building Act issue e) Delete Clause – this is the NZ Building Code Compliance Issue f) Delete Clause	
	9	6.15	Insert Development Control '6.15 Accommodation' as follows pages 119 of 125. a) Delete Clause – and insert. Accommodation shall refer to Permanent Residential Accommodation dwellings and shall not include Student, Hostel/Backpackers or Serviced Apartment/Hotel Accommodation or Hotel Accommodation.	
	10	6.16	Insert Development Control 6.16 Outlook Space as follows: d) Delete Clause Figure 6.17 Living Space – 6 metre setback Bedroom Space – 4 metre setback Other Space – 1 metre setback	
	11	7.6.3	Amend 7.6.3 General Rules Delete Clause – All this is covered by the Building Code.	
	12	Appendix 12	A. Delete Matrix and provide standards for bedrooms only that, allow a reasonable amenity of building use. In relation to single bedrooms they should be big enough to take a single bed.	
	13	Appendix 12	C. Minimum width of Circulation Corridors. i) The minimum width of common area corridors shall be 1.00 but shall not be less than that required by the New Zealand Building Code for Fire Evacuation. ii) The minimum lobby immediately adjacent to a lift shall be 1.800 for 50% for the full combined width of each door set, reducing to a minimum of 1.200 for 50%.E138	
	14	Appendix 12	D. Minimum Daylight Standard Delete Clause	
	15	Appendix 12	E. Balconies, Decks, Terraces Delete Clause	
	16	Appendix 12	F. Storage outside the Apartment but Within the Building. Delete Clause	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	17	Appendix 12	G. Apartment Mix Delete Clause	
	18	Appendix 12	Add a new clause to the definition of Gross Floor area "Where storage and balconies are provided for residential accommodation they shall be excluded from the definition of gross floor area"	
	19	Appendix 12	Amend the development controls and standards to apply only to long term accommodation.	
	20	Appendix 12	Require 1. Balustrades to be 1.4m high 2. Windows to be barred to 1.4m	
	21	Appendix 12	Provide rates relief/waive financial contributions/grant bonuses on buildings that the Urban Design Panel considers are of a high quality and make an aesthetic/artistic contribution to the city.	
13	1	Appendix 12	Confirm Plan Change 2 with the following modification: The removal of prescriptive standards as set out in Appendix 12.	Housing New Zealand Corporation (Attention: Matthew Paetz)
14	1	[6.3.8.1(d)]	Windows could be tested for outlook using the daylight indicator method or alternatively say an angle of 45 degrees would be more reasonable. Further regard is required to be had to these provisions to ensure that orderly use of land for residential apartments is still afforded by the Plan whilst balancing the long term needs of residents of apartment buildings against the practicalities of commercial development.	Kitchener Group (Attention: Martin Green)
16	1	5.5.3 & 5.5.4	Decline, or amend and provide clarification to rule 5.5.3 and rule 5.5.4.	Charta Ltd
	2	5.6.1.3.1(d).	Amend to clarify Rule 5.6.3.1(d)(iii)	
	3	5.6.1.3.1(d).	Amend rule 5.6.3.1(d) through the introduction of a design guideline to be included within the District Plan as an Annexure.	
	4	5.6.1.3.1(d).	Amend to clarify rule 5.6.3.1(d) – 6B.	
	5	5.6.1.3.1(d).	Delete Rule 5.6.3.1(d) – 10B.	
	6	5.6.1.3.1(d).	Delete Rule 5.6.3.1(d) – 7F.	
	7	5.6.1.3.1(d).	Amend rule 5.6.3.1(d) – 7 (assessment criteria for the provision of elevators to adequately service the number of occupants).	
	8	5.6.1.3.1(d).	Amend to clarify Rule 5.6.3.1(d) – 10D.	
	9	5.6.1.3.1(d).	Amend Rule 5.6.3.1(d) – 12A, B, C and D.	
	10	6.15	Delete Rule 6.15, Appendix 12A note 2.	
	11	6.15 F	Delete Rule 6.15 F, Storage outside the apartment.	
	12	6.16	Delete Rule 6.16, Outlook Space.	
	13	7.6.3	Amend rule 7.6.3, General rules.	
	14	[Whole of Plan Change 2]	Amend to clarify the role of the Urban Design Panel and Fixtures Committee in assessing urban design criteria under the Proposed Plan Change.	
	15	[Whole of Plan Change 2]	Amend to clarify how a consent application is processed if it is deemed to be inconsistent with assessment criteria.	
	16	[Whole of Plan Change 2]	Amend to clarify the impact of the rules and criteria prescribed by the Proposed Plan Change on the cost of construction and affordability.	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
17	1	[5.6.3.1(d)]	That the wording of the assessment criteria relating to developments abutting or in close proximity to scheduled heritage items is amended and strengthened to reflect the definition of amenity values as contained in the Resource Management Act (Reference part 8 of section 8 relating to additional assessment criteria 5.6.3.1(d) and assessment criterion (b) is deleted or reworded to clarify that its purpose is to protect the environment and surrounding character of the heritage building or associated feature.	Ann Andrews
	2	[Whole of Plan Change 2]	That an amendment is introduced to clarify the relationship between the provisions of the Plan Change and the provision o the District Plan relating to the residential precinct areas of the central area.	
	3	[6.16]	That a definition is introduced for "outlook space" and that part (a) of the development control is amended to require an outlook space for any building abutting a site containing a heritage item, regardless of whether the proposed building contains windows or balconies to habitable rooms, and that in such circumstances the outlook space shall not be less than 10 metres.	
	4	[Whole of Plan Change 2]	Introduce specific design controls which will ensure the protection of the significant amenity values of the open space, in the Waterloo quadrant/Parliament Street and Eden Crescent areas.	
18	1	Part A1	Delete Issue (m) at Part A 1.	Neil Properties Ltd
	2	5.2.6(i)	Amend proposed clause 5.2.6(i) to replace the words "the highest" with "high".	
	3	5.2.6(iii)	Delete proposed clause 5.2.6(iii) as follows: <del>Adaptable building form, encouraging the reuse and conversion of building spaces overtime.</del>	
	4	5.2.6(v)	Amend proposed clause 5.2.6(v) to replace the word "sunlight" with "daylight".	
	5	5.5.3	Amend proposed rule 5.5.3 to replace the words "Restricted Discretionary" with "Controlled" and add the following text: Applications for resource consent under Rule 5.5.3 shall be processed without public notification or the need to obtain written approvals.	
	6	General Design Principle d)	Amend General Design Principle d) as follows: Flat planes and blank facades devoid of modulation should be avoided where they will be visible from a public place.	
	7	General Design Principle e)	Delete General Design Principle e) as follows: <del>Where site amalgamation occurs or large sites enable the development of an extensive street building frontage, that frontage should be visually broken up to reflect the typical prevailing subdivision pattern and widths of neighbouring buildings.</del>	
	8	General Design Principle f)	Amend General Design Principle f) as follows: Design at ground level must contribute to pedestrian vitality, interest and public safety. This includes architectural detail and maximizing doors, window openings and balconies fronting streets and other public spaces. However, frontages entirely of glass (curtain walling or continuous shopfront glazing) must not <u>dominate the streetscape</u> <del>be used at street level so they detract from the streetscape.</del>	
	9	General Design Principle i)	Amend General Design Principle i) as follows: Large expanses of blank walls must be avoided at upper levels on street and public open space frontages. <del> Servicing elements should not be placed on these facades.</del>	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	10	Design criterion 2(a)	Amend design criterion 2(a) as follows: Roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and higher surrounding buildings. This includes the integration of plant, exhaust and intake units, and other mechanical and electrical equipment into the overall rooftop design <u>where possible so that they are not visible from outside the site.</u>	
	11	Design criterion 3	Define "Gateway Sites" and "corner element" referred to in design criterion 3 – Corner and Gateway Sites.	
	12	Design criterion 3	Delete criterion 3c as follows: The main building entrance should be located on the corner at street level and designed as an integral part of the corner element.	
	13	Design criterion 5	Amend design criterion 5(a) – Activities as follows: <u>Spaces</u> Activities at all levels within the building should be designed to maximize outlook onto streets and open spaces.	
	14	Design criterion 5	Amend design criterion 5(c) - Activities as follows: Parking <u>areas that are located</u> within buildings <u>and are</u> visible from a street or a public open space is strongly discouraged. It is expected that activated building space will be provided between car parking areas within buildings and the street and public open space frontages.	
	15	Design criterion 6(a)	Delete design criterion 6(a) – Adaptable Buildings	
	16	Design criterion 10(a)iii)	Amend design criterion 10(a)iii) as follows: <del>Where possible, principle</del> Principle living areas, ground floor private open space and/or balconies, with daylight <del>direct sun access for</del> a minimum of two hours per day or equinox, measured at the main window of the principle living area or at any point within the private open space or balcony, taking into account the height and location of future buildings complying with the development controls specified in Clause 11.10.8 and existing buildings on adjoining sites.	
	17	Design Criterion 12d)	Amend design criterion 12(d) as follows: Separate infrastructure reports should be submitted with resource consent applications assessing infrastructure effects from proposed developments. <del>Any upgrades required as a result of new development should be met by the applicant.</del>	
	18	Design criterion 8	Amend design criterion 8 – Development Abutting or in close proximity to Scheduled Heritage Items by removing the terms "in close proximity", "in the vicinity" and "nearby" and replacing these with "adjoining".	
	19	6.16 Outlook Space and Figure 6.17	Delete Development Control 6.16 Outlook Space, including Figure 6.17 Outlook Space, or, if that relief is not allowed, then amend Development Control 6.16 Outlook Space to restrict its application to the main habitable room only and remove the requirement that outlook be perpendicular to the face of the building as follows:  a) An outlook control shall be provided from the main <u>living habitable</u> room of every residential unit. <del>from each face of the building containing windows of balconies to habitable rooms.</del> b) The dimensions of the outlook space, <del>measured perpendicular to the exterior face of the building,</del> shall be in accordance with Figure 6.17 for the relative height of the floor above ground level. f) <del>At heights above 10m as shown in Figure 6.17 the required outlook space may be at an angle between 45 and 135 degrees horizontal to the face of the building.</del> g) <del>The width of the outlook court may be reduced by the width of any balcony.</del>	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	20	6.16 Outlook Space and Figure 6.17	Delete Development Control 6.16 Outlook Space, including Figure 6.17 Outlook Space, or, if that relief is not allowed, then amend Development Control 6.16 Outlook Space as in s. above and as follows to allow for bonus height where outlook space provisions are complied with:  h) <u>The maximum height allowable may be increased by up to 20m where outlook space is provided in accordance with controls a) to g) above.</u>	
	21	6.16 Outlook Space and Figure 6.17	Delete 6.16 Outlook Space, including Figure 6.17 Outlook Space, as in s. above or, if that relief is not allowed, then amend Figure 6.17 Outlook Space to provide for a 6m outlook space below 10m from ground level and an 8m outlook space above 10m from ground level.	
	22	Appendix 12A	Amend Appendix 12A to provide for synergies created by open plan apartment layouts as follows:  Note: c) the minimum residential apartment standards relating to living; kitchen/eat will be reduced by 20% when it can be demonstrated to the Council's satisfaction that the residential unit will be built and kept in an open plan layout.	
	23	Appendix 12A	Amend Appendix 12A to reduce the minimum apartment and balcony sizes <a href="#">[refer to table in submission]</a>	
	24	Appendix 12D	Amend Appendix 12d (d) to remove the requirement to set back non-habitable room windows from the boundary as follows: d) Entrance halls, kitchens, kitchen/dining rooms, bathrooms, toilets, and laundries – may rely on borrowed or artificial light <del>however where such building elements contain a window placed in an exterior wall parallel to a site boundary, other than the street boundary, then that window/wall shall be set back from the boundary by a minimum of 1m.</del> Where a habitable room provides a window in an exterior wall parallel to a site boundary, other than a street boundary, then that window must be set back from the boundary by a minimum of 1m.	
	25	Appendix 12A	Delete the requirement in Appendix 12A for a minimum of two bathrooms in a three bedroom unit as follows: <del>The minimum gross floor area for a 3-bedroom residential apartment included in the table above indicates a minimum of two bathrooms.</del>	
	26	Appendix 12A	Amend Appendix 12 A, to insert a footnote which clarifies the meaning of the term 'WR+Entry' used in the matrix.	
	27	Appendix 12F	Delete Appendix 12F in its entirety or if that relief is not allowed then amend Appendix 12F as follows: (i) In addition to the minimum internal storage and a wardrobe space specified above, all apartments shall have a secure storage space or locker elsewhere in the building a minimum of 1.8m wide-long by 0.9m high by 0.6m deep, except if this storage space or locker can be provided to the same dimensions within the apartment.	
	28	Appendix 12G	Delete Appendix 12 G.	
19	1	[5.6.3.1(d)]	Strengthen the wording of the assessment criteria relating to developments to strengthen protections to the environment and surrounding character as particularly influenced by heritage buildings or other associated heritage features.	Heylen International Ltd
	2	[Whole of Plan Change 2]	Amend the wording to clarify and reconcile the provisions of the Proposed Plan Change and the District Plan relating to residential precinct areas of the central area.	
	3	[6.16 and Figure 6.17]	That "Outlook Control" has a development control that recognizes heritage issues and features by imposing for their protection distances greater than Figure 6.17. Those distances should be appropriate to the protection, enhancement and enjoyment of the particular heritage feature.	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
20	1	[5.2.6]	Amend proposed building set back control: refer to proposed scenario 1, 3 and 4 in submission. With regard to minimum apartment size this should be market driven if the the market demands small apartments people should have the freedom to choose. Scenario 5 shows a more appropriate more practical set back control. Scenario 6 shows an approach to the problem by angling the building footprint 45 degrees to provide view shafts, this should be an acceptable solution. The proposed plan change control do not allow for such innovative solutions and approaches.	Jimmy Wu
21	1	[Appendix 12 and 6.16]	<p>Address the following issues:</p> <p>It is not clear what the total storage requirement is for individual units. The bedrooms are minimum 9 sq.m. in each case which is adequate for a single bedroom but is considered tight for a double bedroom, especially if the area has to include storage space (either built in or free standing wardrobe). What is the rationale behind the 9.sq.m. figure for minimum bedroom size and what does it include?</p> <p>Has consideration been given to specifying a minimum volume of storage space for each apartment?</p> <p>It is considered poor practice to have any bedroom with no direct access to daylight and potentially natural ventilation (Item D c). There are conceivable examples where a mezzanine bedroom may open onto a double height living space below. This could be perfectly acceptable if ventilation is adequately considered. However, there are also the undesirable internal layouts of recent times in Auckland which use this strategy to facilitate extremely deep apartment plans with minimal exterior facades. In such examples, bedrooms are mean spaces with no windows and questionable ventilation. How are undesirable outcomes to be avoided?</p> <p>The provision on balconies appears to be left to the discretion of the developer. It is noted that the Residential 8 Guidelines which relate to a different setting, are specific about the requirements for private open space. It is acknowledged that the CBD is less amenable to equivalent provision. What is the proposed rational for the provision of private open space in the Central Area?</p> <p>Has consideration been given to the Accessible nature of dwellings?</p>	NZIA Urban Issues Group (per Stuart A Mackie)
22	1	<b>Additional Assessment Criteria 5.6.3.1 (d).1</b>	Under paragraph b) delete "and align to" and "boundary". The revised sentence would read "Buildings should address the street to a height appropriate to define and enclose the street".	University Of Auckland
	2	<b>Additional Assessment Criteria 5.6.3.1 (d).1</b>	Under paragraph b) delete from "acceptable" to the end fo the sentence, and replace "acceptable" with "encouraged". The revised sentence would read "However, minor modulation and variance of the frontage layout, such as recessed pedestrian entrances and windows, is encouraged".	
	3	<b>Additional Assessment Criteria 5.6.3.1 (d).1</b>	Under paragraph e) delete "street" and from "that frontage" to "neighbouring buildings" and replace with "the main frontage should articulate the building's relationship to the street and respond to its urban context". The revised sentence would read "Where site amalgamation occurs or large sites enable the development of an extensive building frontage, the main frontage should articulate the building's relationship to the street and respond to its urban context".	
	4	<b>Additional Assessment Criteria 5.6.3.1 (d).1</b>	Under paragraph f) delete from "However," to "streetscape". The revised sentence would read "Design at ground level must contribute to pedestrian vitality, interest and public safety. This includes architectural detail and maximizing doors, window openings and balconies fronting streets and other public spaces".	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	5	<b>Additional Assessment Criteria 5.6.3.1 (d) 8</b>	Delete paragraph a) and replace with "Design of new development should have regard to scheduled heritage buildings in the vicinity, respecting their scale, setback, form and character. This does not mean a rigid adherence, or pastiche, rather a contextual response; contrast can be a useful device in responding to scheduled heritage buildings".	
	6	<b>Additional Assessment Criteria 5.6.3.1 (d) 10</b>	Under a) i) insert ",student" after "units". The revised sentence would read "A good standard of internal amenity with regard to size, purpose and design of residential units, student and service accommodation".	
	7	<b>Additional Assessment Criteria 5.6.3.1 (d) 10</b>	Under a) ii) insert ",with the exception of student accommodation" at the end of the sentence. The revised sentence would read "A variety of apartment sizes within buildings, with the exception of student accommodation".	
	8	<b>Appendix 12</b>	Insert a new "Student accommodation" category to Table A Matrix of Minimum Gross Floor Areas (In M2) for Components of Various Residential Type Apartment Types. <a href="#">[Refer to tables in submission.]</a>	
	9	<b>[6.15 and Appendix 12]</b>	With regard to G - Apartment Mix, add "with the exception of student accommodation" at the end of the sentence. The revised sentence would read "In any one residential apartment building containing in excess of 20 residential units, the combined number of one bedroom units and studios shall not exceed 70% of the total number of apartments within the building, with the exception of student accommodation".	
	10	<b>7.6.3</b>	Insert new paragraph, "noise levels should be considered in the context of all aspects of the building design with regard to sustainable design and construction (Refer to Clause 12 Sustainability). The design solution should balance noise, natural ventilation and mechanical systems to deliver a good design outcome.	
23	1	<b>3.5.1A</b>	Insert the words "an attractive" prior to the word "health" in objective 3.5.1A Quality Environment.	Urban Design Forum
	2		List a more comprehensive list of design elements in the policies, consistent with the assessment criteria introduced by the Plan Change	
	3		Apply a more extensive review of development controls across the Central Area as described in the submission.	
	4	<b>15.3.1.2(b)</b>	Give greater and more specific guidance as to acceptable design outcomes, should modification of development controls be proposed.	
24	1	<b>[7.6.3]</b>	Amend to provide a same variation from the AS/NZS2107 satisfactory noise level for apartment bedrooms as is provided for living spaces. That is, 7dB above the satisfactory limit for bedrooms, 37dBA Leq or 40dB(A)L10.	Norman Disney & Young (atten: Richard Finley)
	2	<b>[5.6.3.1(d)]</b>	The Plan Modification should be altered to differentiate between household units that have been sold on a unit title basis where residents cannot readily change their accommodation status and temporary accommodation where people are readily able to move elsewhere if dissatisfied with the acoustic environment. The term 'accommodation units' should be replaced with 'household units'	
25	1	<b>[Whole of Plan Change]</b>	The proposal should be amended so that it does not apply to the Viaduct Harbour and Western Reclamation Precincts.	Viaduct Harbour Holding Ltd. (Attention: Trevor Daya Winterbottom)
	2	<b>[5.5.3]</b>	Separate plan changes relating to urban design controls in these Precincts should be prepared following consultation with relevant stakeholders and publicly notified.	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
26	1	[5.6.3.1(d)]	Strengthen the wording of the assessment criteria relating to developments to strengthen protections to the environment and surrounding character as particularly influenced by heritage buildings or other associated heritage features.	Nanette Marie Stone and Level 13 Legal Services Ltd
	2	[Whole of Plan Change 2]	Amend the wording to clarify and reconcile the provisions of the Proposed Plan Change and the District Plan relating to residential precinct areas of the central area.	
	3	[6.16 and Figure 6.17]	That "Outlook Control" has a development control that recognizes heritage issues and features by imposing for their protection distances greater than Figure 6.17. Those distances should be appropriate to the protection, enhancement and enjoyment of the particular heritage feature.	
27	1	[5.6.3.1(d)]	Strengthen the wording of the assessment criteria relating to developments to strengthen protections to the environment and surrounding character as particularly influenced by heritage buildings or other associated heritage features.	John Bruce Holdsworth and Jane Mary Holdsworth and the Waterloo Trust
	2	[Whole of Plan Change 2]	Amend the wording to clarify and reconcile the provisions of the Proposed Plan Change and the District Plan relating to residential precinct areas of the central area.	
	3	[6.16 and Figure 6.17]	That "Outlook Control" has a development control that recognizes heritage issues and features by imposing for their protection distances greater than Figure 6.17. Those distances should be appropriate to the protection, enhancement and enjoyment of the particular heritage feature.	
28	1	6.16(a) & 6.16(c)	That clauses 6.16(a) and 6.16(c) of the plan change be clarified;	Melanesian Mission Trust Board
	2	Item 10 (iii)	That Item 10(iii) be deleted or made less restrictive.	
	3	6.16(b)	That Rule 6.16(b) of the proposed plan change be made less restrictive and be amended to specify a minimum acceptable angle of 45° from the exterior face of a building for measurement of outlook space.	
29	1	Appendix 12	Combine Living and Kitchen/Eat areas Remove requirement for 2nd bath in 3 bed apartments Reduce bedroom glazing to 15%	Michael Thomson
	2	5.6.3.1(d)	5.6.3.1(d) Section 8 – Point 3 Corner Sites: Remove requirement for entry to be on the corner.	
	3	[16.6 and Figure 6.17]	Re-appraise set back requirements 25m at higher levels too restrictive.  Remove requirement for setbacks to all walls with windows to habitable rooms – only apply to a main source of daylight.	
30	1	[3.4.2(m)]	Amend this Issue to read: "Risk of the proliferation of low quality urban design."	The Stonne Trust
	2	[3.5.1(i)]	Amend this Policy to read: "By encouraging a high quality residential environment."	
	3	[5.6.3.1(d)10]	Amend the heading to this rule and relevant parts of the rule to clarify how the rule will be applied to short stay accommodation versus other accommodation types within the central city.	
	4	[5.6.3.1(d)10]	Amend this rule so that the reference to compliance with Rule 6.15 is deleted.	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
	5	[5.6.3.1(d)10]	<p>Amend this rule so that the assessment criterion in [5.6.3.1(d)10] include provision for short stay commercial accommodation and consequent provision for smaller apartment sizes than specified in PPC 2, along with less restrictive rules addressing amenity related issues. The submitter proposes that the Assessment Criteria in Part A8.10 include a further provision which does not refer to Rule 6.5 and states:</p> <p>“Council will have regard to the following matters in assessing residential accommodation:</p> <p>An appropriate level of internal amenity having regard to the type and purpose of the residential accommodation proposed. In this regard, the level of amenity required for purpose-built short-stay accommodation may be less than required for purpose built long-stay accommodation.</p> <p>A variety of apartment sizes within buildings in the case of long-stay permanent residential accommodation.”</p>	
	6	[6.15]	Delete all reference to Rule 6.15 and the minimum standards specified in Appendix 12.	
	7	[6.16]	Amend this rule to allow for more flexibility in the way the rule is applied to alternative forms of residential accommodation, so that the rule is based on performance and environmental effects rather than prescriptive rules which bear no relationship to the purpose and principles of the Resource Management Act 1991.	
	8	[7.6.3]	Amend these rules so that existing traffic noise levels are to be taken into account in the measurements to be undertaken rather than being a mandatory requirement.	
	9	Appendix 12	Delete Appendix 12 in its entirety.	
31	1	[5.6.3.1(d)12]	The criteria require strengthening to secure a more sustainable form of development in the Central Area.	Auckland Regional Council (Attention: H D Jarvis)
	2	[5.6.3.1(d)]	<p>A number of times in the policies and assessment criteria throughout the Plan Changes, less directive language has been used such as “should”, “encourage” and “discourage”. Whilst this is appropriate in a number of places, in others it is important that the policy or criteria be more directive. The following have been included as an example but should not be limited to:</p> <p>For instance Policy 3.5.1(j) reads: “By promoting and encouraging a high quality urban design which respects the form, scale and architecture of existing buildings where appropriate.”</p> <p>It is considered that for this policy it is not necessary to have a qualifier and the policy should read: “By requiring high quality urban design which respects the form, scale and architecture of existing buildings where appropriate.”</p> <p>Design Assessment Criteria 5.6.3.1(d)(1)(b) reads: “Building design should be of the highest quality ...”</p> <p>This should read: “Building design shall be of the highest quality ...”</p>	

## Summary of Submissions on Plan Change 2

Submission Number	Submission Subpart	Plan Part		Name
32	1	5.6.3.1(d)	That the wording of the assessment criteria relating to developments abutting or in close proximity to scheduled heritage items is amended and strengthened to reflect the definition of amenity values as contained in the Resource Management Act (Reference part 8 of section 8 relating to additional assessment criteria 5.6.3.1 (d) and assessment criteria (b) of this is deleted or reworded to clarify more clearly that the purpose of the assessment criteria is to protect the environment and surrounding character of the heritage building or associated feature.	John Sweetman
	2	[5.2.6]	Amend and clarify the relationship between the provisions of the Plan Change and the provision of the District Plan relating to the residential areas of the central area.	
	3	[6.16]	Add a definition for "outlook space" and that Part a of the development control is amended to require an outlook space for any building abutting a site containing a heritage item, regardless of whether the proposed building contains windows or balconies to habitable rooms and that in such circumstances the outlook space shall not be less than ten metres.	
33	1	[Whole of Plan Change 2]	Reject the current process.	Christopher Cotton
	2	[Whole of Plan Change 2]	Council officers produce a report [illegible] the proposed changes and [illegible] for [illegible] ome areas of change.	
	3	[Whole of Plan Change 2]	Adopt a process of planning that i) is inclusive, ii) gets the desired results, iii) address the problems.	
34	1	Appendix 12	That the standards for room sizes be those set out in the Housing Improvement Regulations 1947 including Amendments no.'s 1,2,3 and 4.	Urban Auckland (Attention: Don McRae)
	2	Appendix 12	That the standards for Short Stay hostels as set out in the Housing Improvement Regulations 1947 Amendment no. 3 be included in the Appendix No. 12 but amended to incorporate current legislation.	
	3	Appendix 12	That the amount of ventilation as set out in the Housing Improvement Regulations 1947 be included in the Appendix No. 12.	