

Summary of Submissions: Plan Modification 123 –Plan Change. Mt Eden Centre Plan		
Submission Name	No	Relief requested
R Demler: Mt Eden Planning Group	1/1	That Council "withdraws" and that it be renotified as soon as possible to include stronger heritage protection measures and scheduled buildings and structures and that a design guideline be included. Withdrawn 15/8/2005
	1/2	In the event that the plan change is not removed the Mt Eden Planning Group seeks such consequential amends that reflect the concerns raised in this submission.
TelstraClear Limited Vodafone New Zealand Limited	2/1 3/1	<p>E08-38 Mt Eden Village Centre Plan - B: Activities 1.0</p> <p>Re-arrange and amend the wording of B: Activities 1.0 as follows (deletions in strikethrough and additions underlined), or with any such arrangement and wording to give affect to the concerns of the submitter.</p> <p><i>"These controls apply to buildings existing as at 12 September 2004 identified in the character overlay as being character-defining:</i></p> <p>A. <i>No person shall, without a resource consent for a discretionary activity:</i></p> <ul style="list-style-type: none"> • <i>Demolish, remove, or damage any such building; or</i> • <i>Construct or relocate any new building; or</i> • <i>Carry out external alterations or additions to such buildings not otherwise provided for in Cause B. below; or</i> • <i>Attach a transmitting or receiving antenna, aerial, mechanical or electrical device, not including lighting to any such building.</i> <p><i>Except that this provision shall not preclude:</i></p> <ol style="list-style-type: none"> 1) <i>Redecoration, repair or internal alteration of any existing fabric or detail thereof; or</i> 2) <i>The attachment of any antenna, aerial, mechanical or electrical device that is not visible when viewed from street level from any part of any road which is located within the centre plan, for example, the device is hidden from view behind a parapet or other architectural/building feature, is obscured from view by a neighbouring building, or is at the rear of the building;</i> 3) <i>Electrical devices do not include lighting.</i>

<p>TelstraClear Limited Vodafone new Zealand Limited</p>	<p>2/1 3/1 cont.</p>	<p>B. Where alterations or additions to a character-defining building are proposed to the rear of the building, application can be made for a restricted controlled activity, provided that:</p> <ul style="list-style-type: none"> • This activity status shall not apply to character-defining buildings on corner sites - where the building is on a corner site all alterations or additions shall be considered under Clause A. above; • Such alterations or additions are not to be visible from any part of any road which is located within the centre plan and this activity status shall not apply to any additions that result in an increase to the existing building footprint or any additions above the existing roofline. <p>C. <u>Clauses A. and B. above shall not apply to the attachment of transmitting or receiving antenna, aerial, mechanical or electrical devices to any character-defining building, where these structures are installed in a manner and design which does not detract from the appearance of the building.</u></p> <p>AND</p>
	<p>2/2 3/2</p>	<p>E08-38 Mt Eden Village Centre Plan - B: Activities 2.0</p> <p>Re-arrange and amend the wording of B: Activities 2.0 as follows (deletions in strikethrough and additions underlined), or with any such arrangement and wording to give affect to the concerns of the submitter.</p> <p><i>"These controls apply to buildings existing as at 12 September 2004 identified in the character overlay as being character-supporting:</i></p> <p>A. No person shall, without a resource consent for a restricted discretionary activity:</p> <ul style="list-style-type: none"> • Demolish, remove, or damage any such building; or • Construct or relocate any new building; or • Carry out external alterations or additions to such buildings not otherwise provided for in Cause B. below; or • Attach a transmitting or receiving antenna, aerial, mechanical or electrical device, not including lighting to any such building

<p>TelstraClear Limited Vodafone new Zealand Limited</p>	<p>2/2 3/2 cont.</p>	<p>Except that this provision shall not preclude:</p> <p>1) Redecoration, repair or internal alteration of any existing fabric or detail thereof;</p> <p>2) The attachment of any antenna, aerial, mechanical or electrical device that is not visible when viewed from street level from any part of any road which is located within the centre plan, for example, the device is hidden from view behind a parapet or other architectural/building feature, is obscured from view by a neighbouring building, or is at the rear of the building;</p> <p>3) Electrical devices do not include lighting.</p> <p>B Where alterations or additions to a character-supporting building are proposed to the rear of the building, application can be made for a restricted controlled activity, provided that:</p> <ul style="list-style-type: none"> • This activity status shall not apply to character-supporting buildings on corner sites - where the building is on a corner site all alterations or additions shall be considered under Clause A. above; • Such alterations or additions are not to be visible from any part of any road which is located within the centre plan and this activity status shall not apply to any additions that result in an increase to the existing building footprint or any additions above the existing roofline. <p><u>C Clauses A. and B. above shall not apply to the attachment of transmitting or receiving antenna, aerial, mechanical or electrical devices to any character-supporting building, where these structures are installed in a manner and design which does not detract from the appearance of the building."</u></p> <p>AND</p>
	<p>2/3 3/3</p>	<p>E08-38 Mt Eden Village Centre Plan - B: Activities 3.0</p> <p>Re-arrange and amend the wording of B: Activities 3.0 as follows (deletions in strikethrough and additions underlined), or with any such arrangement and wording to give affect to the concerns of the submitter.</p> <p><i>"This control applies to all sites within the character overlay area that are not identified as character defining or character supporting;</i></p> <p><i>No person shall construct or relocate a building or undertake any additions that exceed the height of an</i></p>

TelstraClear Limited Vodafone new Zealand Limited	2/3 3/3 cont.	<p>existing building on the site without a:</p> <p>A. restricted discretionary activity consent.</p> <p>B. <u>Clause A. above shall not apply to the attachment of transmitting or receiving antenna, aerial, mechanical or electrical devices to any building not identified as character-defining or character-supporting, where these structures are installed in a manner and design which does not detract from the appearance of the building.</u></p> <p>OR</p>
	2/4 3/4	Any consequential relief to amend the Plan Change that gives effect to the concerns and principles expressed by the submitter.
J G Monk	4/1	That 400 Mt Eden Road and 410 Mt Eden Road, both "Residential 5" properties be excluded as "Character-Supporting Buildings" from the Proposed Plan Modification 123-plan change: Mt Eden Centre Plan
	4/2	That it be recommended that Council consider a "Mix-usage" zone for these properties to compliment the existing business activities in the Mt Eden Village.
TH Marshall, LM Marshall, AN Frankham: Trustees for the Eden Bank Trust	5/1	Deleting the Plan Change from all residentially zoned land affected by it.
465 Trustees Limited/MVS Trustees Limited	6/1	
Moller Family Trust	7/1	
KG, HJ, GL, JJ Mandeno	8/1	
TH Marshall, LM Marshall, AN Frankham: Trustees for the Eden Bank Trust	5/2	<p>Revising the Plan Change as it relates to the affected residentially zoned land in the block fronting Mt Eden Road between Grange Road and Fairview Road by introducing a Residential Heritage Zone, (or similar) as follows:</p> <p><u>Permitted Activities</u></p> <ul style="list-style-type: none"> • Offices in existing buildings as at September 1 2004. • Shops in existing buildings as at September 1 2004. • Restaurants in existing buildings as at September 1 2004.

<p>TH Marshall, LM Marshall, AN Frankham: Trustees for the Eden Bank Trust</p>	<p>5/2 cont</p>	<p><u>Restricted Discretionary Activities</u></p> <ul style="list-style-type: none"> • Restaurants / Offices / Shops on sites subject to the Plan Change. <p><u>Restricted Controlled Activities</u></p> <ul style="list-style-type: none"> • Additions and alterations to buildings in Residential Zones affected by the Plan Change. • New buildings on sites affected by the Plan Change. <p><u>Note: The other activities provided for in the existing zones would be retained.</u></p> <p><u>Development Rules</u> Residential Areas affected by the Plan Change:</p> <ol style="list-style-type: none"> 1. Compliance with all the relevant zone development rules except Building Coverage. 2. Building Coverage 40% 3. Paved Impermeable Surface 25% <p><u>Note: All other relevant development controls of the Residential 7 zone</u></p> <p><u>Parking and Access</u> Effective parking and access provisions, to effectively and sustainably take account of the use and development limitations imposed by the retention of existing buildings and including the parking exemptions provided for in the Plan Change.</p> <p><u>Assessment Criteria</u></p> <p><u>Rule 7.7.3.1 General Assessment Criteria (note existing provisions)</u></p> <ol style="list-style-type: none"> 1. Design and external appearance of buildings and structures. 2. Landscape design and site layout. 3. Location and design of vehicular and pedestrian access to and from the site. 4. Minor adverse effects on the environment. 5. Tree plan to accompany application. <p><u>Specific Assessment Criteria</u></p> <ol style="list-style-type: none"> 1. The form mass, proportion and materials of the building shall be compatible with the original architectural style of the street / area and shall not ignore, compete
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		<p>with or dominate that character. (Note: <u>Current Residential 2 Criterion</u>).</p> <p>2. The front yard treatment i.e. fencing / walls is appropriate to the locality.</p> <p>3. The building / works complement the character of the immediate area.</p> <p>4. Parking and vehicular circulation areas shall where practicable be screened from the road.</p> <p>5. The building / works are sympathetic to and do not detract from the character of Mount Eden.</p> <p>6. The landscaping is appropriate to the area and retains where practicable existing trees.</p> <p>7. Signage is appropriate to the activity on the site.</p> <p>OR</p>
TH Marshall, LM Marshall, AN Frankham: Trustees for the Eden Bank Trust	5/3	Such other changes as are needed to correct anomalies relating to residential zones affected by the Plan Change.
465 Trustees Limited/MVS Trustees Limited	6/3	
Moller Family Trust	7/3	
KG, HJ, GL, JJ Mandeno	8/3	
465 Trustees Limited/MVS Trustees Limited	6/2	Revising the Plan Change as it relates to the affected residentially zoned land in the block fronting Mt Eden Road between Grange Road and Fairview Road by introducing a Residential Heritage Zone, (or similar) as follows:
KG, HJ, GL, JJ Mandeno	8/2	<p><u>Permitted Activities</u></p> <ul style="list-style-type: none"> • Offices in existing buildings as at September 1 2004. • Shops in existing buildings as at September 1 2004. • Restaurants in existing buildings as at September 1 2004. <p><u>Restricted Discretionary Activities</u></p> <ul style="list-style-type: none"> • Restaurants / Offices / Shops on sites subject to the Plan Change.

465 Trustees Limited/MVS Trustees Limited	6/2	<p><u>Restricted Controlled Activities</u></p> <ul style="list-style-type: none"> • Additions and alterations to buildings in Residential Zones affected by the Plan Change. • New buildings on sites affected by the Plan Change.
KG, HJ, GL, JJ Mandeno	8/2	<p>cont.</p> <p><u>Note: The other activities provided for in the existing zones would be retained (Residential 7).</u></p>
		<p><u>Development Rules</u></p>
		<p>Residential Areas affected by the Plan Change:</p>
		<ol style="list-style-type: none"> 1. Compliance with all the relevant zone development rules except Building Coverage. 2. Building Coverage 40% 3. Paved Impermeable Surface 25%
		<p>Note: <u>All other relevant development controls of the Residential 7 Zone</u></p>
		<p><u>Parking and Access</u></p>
		<p>Effective parking and access provisions, to effectively and sustainably take account of the use and development limitations imposed by the retention of existing buildings and including the parking exemption provided for in the Plan Change.</p>
		<p><u>Assessment Criteria</u></p>
		<p><u>Rule 7.7.3.1 General Assessment Criteria (note existing provisions)</u></p>
		<ol style="list-style-type: none"> 1. Design and external appearance of buildings and structures. 2. Landscape design and site layout. 3. Location and design of vehicular and pedestrian access to and from the site. 4. Minor adverse effects on the environment. 5. Tree plan to accompany application.
		<p><u>Specific Assessment Criteria</u></p>
		<ol style="list-style-type: none"> 1. The form mass, proportion and materials of the building shall be compatible with the original architectural style of the street / area and shall not ignore, compete with or dominate that character. (Note: <u>Current Residential</u>

		<p><u>2 Criterion).</u></p> <p>2. The front yard treatment i.e. screening / fencing / walls are appropriate to the locality.</p> <p>3. The building / works complement the character of the immediate area.</p> <p>4. Parking and vehicular circulation areas shall where practicable be screened from the road.</p> <p>5. The building / works are sympathetic to and do not detract from the character of Mount Eden.</p> <p>6. The landscaping is appropriate to the area and retains where practicable existing trees.</p> <p>7. Signage is appropriate to the activity on the site.</p>
Moller Family Trust	7/2	<p>B. Revising the Plan Change as it relates to the affected residentially zoned land in the block fronting Mt Eden Road between Rautangi and Oaklands Roads introducing a Residential Heritage Zone, (or similar) as follows:</p> <p><u>Permitted Activities</u></p> <ul style="list-style-type: none"> • Offices in existing buildings as at September 1 2004. • Shops in existing buildings as at September 1 2004. • Restaurants in existing buildings as at September 1 2004. <p><u>Restricted Discretionary Activities</u></p> <ul style="list-style-type: none"> • Restaurants / Offices / Shops on sites subject to the Plan Change. <p><u>Restricted Controlled Activities</u></p> <ul style="list-style-type: none"> • Additions and alterations to buildings in Residential Zones affected by the Plan Change. • New buildings on sites affected by the Plan Change. <p><u>Note:</u> <u>The other activities provided for in the existing zones would be retained.</u></p> <p><u>Development Rules</u></p> <p>Residential Areas affected by the Plan Change:</p> <ol style="list-style-type: none"> 1. Compliance with all the relevant zone development rules except Building Coverage. 2. Building Coverage 40% 3. Paved Impermeable Surface 25%

Moller Family Trust	7/2 cont.	<p>Note: <u>All other relevant development controls</u></p> <p><u>Parking and Access</u></p> <p>Effective parking and access provisions, to effectively and sustainably take account of the use and development limitations imposed by the retention of existing buildings and including the parking exemptions provided for in the Plan Change.</p> <p><u>Assessment Criteria</u></p> <p><u>Rule 7.7.3.1 General Assessment Criteria (note existing provisions)</u></p> <ol style="list-style-type: none"> 1. Design and external appearance of buildings and structures. 2. Landscape design and site layout. 3. Location and design of vehicular and pedestrian access to and from the site. 4. Minor adverse effects on the environment. 5. Tree plan to accompany application. <p><u>Specific Assessment Criteria</u></p> <ol style="list-style-type: none"> 1. The form mass, proportion and materials of the building shall be compatible with the original architectural style of the street / area and shall not ignore, compete with or dominate that character. (Note: <u>Current Residential 2 Criterion</u>). 2. The front yard treatment i.e. fencing / walls / planting is appropriate to the locality. 3. The building / works complement the character of the immediate area. 4. Parking and vehicular circulation areas shall where practicable be screened from the road. 5. The building / works are sympathetic to and do not detract from the character of Mount Eden. 6. The landscaping is appropriate to the area and retains where practicable existing trees. 7. Signage is appropriate to the activity on the site.
L M Erbs	9/1	I wish to seek exception to the provisions on the basis that 402 Mt Eden Road could not sensibly be described as a "character supporting building".
	9/2	I believe that all four properties on the east side of Mt Eden Road between Rautangi Road and Oaklands Road should be excluded from the plan change.
J Norman and D A Barratt-Boyes	10/1	The scheme change should be limited to the business zone.

J Norman and D A Barratt-Boyes	10/2 cont.	If Council wants to encourage nearby residential properties to retain their character Council should consider making a positive contribution rather than imposing a restrictive plan change. Council could make a financial contribution to improvements or alterations that meet certain requirements or include certain elements, such as a stone wall on the street frontage.
G Felton	11/1	If the Council wishes to make these changes to the plan then it should fully support and meet all additional costs in effecting this legislation on existing owners of the affected properties.
	11/2	If the Council is unable to agree on submission 1(/11) above, then alternatively the aforementioned property at 496-504 Mt Eden Road should be removed from the "proposed Plan Change".
R J Burrows	12	Oppose controls on buildings identified by persons unknown to me and shown in the centre plan as being character-supporting. I believe Council are overstepping their authority and if not stopped now could apply this character supporting control on all older dwellings in the Mt Eden area.
K Hoolihan	13/1	I do not want the building on the corner of Mt Eden Road and Disraeli Street - no 520 Mt Eden Road, the Dental Surgery- to be defined as a character building.
	13/2	I want the trade restrictions imposed on our business removed.
	13/3	I want the residential sites fronting Mt Eden Road to be zoned Business 2 or 3 so that viable development can occur.
	13/4	I think you should specify the few actual, character defining buildings, ensure that they cannot be removed from site or demolished, and leave it at that. Do not attempt to control what can be done to restore the building. The rest of the area on Map E08 should be left to develop. The character buildings will survive in a commercial world.
	13/5	Rezone all the sites highlighted on Map E08 in the Mt Eden Centre Plan to Business 2 or 3 zoning, as usually applies to Centre Plans, so that business investors are attracted. Council should take a hands off approach to the actual development.

M Thomas and M Irwin	14	We strongly support the plan modification 123. We consider the Methodist Church and church hall on the corner of Mt Eden Rd and Ngauruhoe Street should be designated buildings.
H F Wray	15/1	Why is the Moreton Bay Fig Tree not included in the scheduled trees on road reserve, cnr Mt Eden Rd and Disraeli Street? (E08-11-page5)
	15/2	Why is the abandoned mobil petrol station omitted from having any of the restrictions imposed upon it as required of its neighbours.
H F Wray	15/3	Character-defining buildings1.0A. re attaching antenna aerials etc. sky aerial dishes will only work from certain points and directions on a roof. By forcing a shift could eliminate reception - is council allowed to do this?
	15/4	C(d) 6 bullet point. Some of these houses have had 5 or 6 different coats of paint. How can this requirement be enforced?
Greyfriars Presbyterian Church	16	<p>The council must come up with another class of protection that specifically caters for religious sites and the constitutional right of free exercise of religion in the community.</p> <p>We advise that the proposed rules are too restrictive and in need of reformulation.</p> <p>As one suggestion we offer the following as a minimum provision that should be included in the modification.</p> <p>"In considering any likely effect the council limits its authority to only issues of design and appearance under the provisions of this part of the plan. The Council will not under these provisions impose a requirement for any applicant to show a need for the alteration, addition, construction of any structure that is a church building nor will it impose a control of any type on the religious liturgical practice use or observance of the church."</p>
British Mercantile and Loan Trust Co Ltd	17/1	That the notation of 476 Mt Eden Road as a <i>character-defining building</i> be removed.
	17/2	The removal of the requirement for a resource consent to exceed the height of an existing building on a site where that building is not a <i>character-defining</i> or <i>character-supporting</i> building.

British Mercantile and Loan Trust Co Ltd	17/3	The removal of the requirement for a resource consent to erect a verandah where one is required by operative verandah control provisions of the District Plan.
	17/4	A provision for the plan modification to remain inoperative until all parts are made operative.
	17/5	Such other or amended relief as will give effect to this submission.
P J O'Connell	18	To rezone Mt Eden Road (Plan 123) business 2 or 3 or 7a (residential)
Telecom New Zealand Limited Telecom New Zealand Limited	19/1	3 Activity Provisions and Development Controls To avoid differing interpretations in the future over whether the Centre Plan rules apply to network utilities, this can be clarified through a specific exemption within this provision. Include a new sentence at the end of this section, reading: <i>"The Mt Eden Centre Plan controls do not apply to network utilities."</i>
	19/2	Such further or consequential relief as may be necessary to give effect to the relief sought
C Siddens	20/1	We support the plan change but want included in: Section B Item 1, 2, 3, & 4 should also include public property ie land and buildings owned but leased by Auckland City Council.
	20/2	Identify & document buildings that should be preserved.
	20/3	Section B Item 5 - include land acquisition.
	20/4	To accept amendments and adopt the plan modification.
CSiddens	21	Item 5 should include the provision to secure land acquisition for future carparking
C Siddens	22	Full support for the character overlay and its adoption alongside the district plan.
D J Nutt and S Abernethy	23/1	That the stone wall between 7 Valley Road and 5 Valley Road be incorporated in the plan change to preserve and guarantee its retention
	23/2	The old stone wall between Nos 7 and 5 Valley Road comes within para 9 of the Mt Eden Village Centre Plan E08-38.

Samson Corporation and Sterling Nominees Limited	24/1	ABANDON Plan Change: Proposed Plan Modification 123; or
	24/2	<p>If the controls imposed by Change 123 become effective, then the submitter seeks the following:</p> <ul style="list-style-type: none"> i. Provided that the development controls and activity controls for the zone are met by any proposal, the issue of building design can and should be determined through consultation between the Council (and staff and advisers) and the developer and advisers, in particular architects and designers, preferably through the existing forum of the Urban Design Panel. The Change should be modified to include provisions that actively promote and encourage such a consultative process to enable pre-design discussion and agreement. ii. The matter of building design and relationship to other buildings and streetscape in any particular case can and should be resolved by liaison between the applicant and the Council only, without involvement of other parties. Where any redevelopment proposal requires consent solely on the basis of the provisions of Change 123, then <ul style="list-style-type: none"> • The application should be dealt with on a NON-NOTIFIED basis; and • The written approval of other parties should NOT be required. <p>AMEND the provisions of Change 123 by: including in the Change a clause that states: <i>"Where any redevelopment proposal requires consent solely on the basis of the provisions of Change 123, then</i> <ul style="list-style-type: none"> • <i>the application shall be dealt with on a non-notified basis; and</i> • <i>the written approval of other parties shall not be required."</i> Or include a clause that has a similar meaning or effect.</p>
	24/3	At rule 1.0 (Character-Defining Buildings), modify Rule 1.0A by changing the status from discretionary activity to <u>restricted discretionary activity</u> and properly defining the matters over which discretion is restricted, and with consequential amendments as necessary to give effect to the restricted discretionary status.
	24/4	At Rule 2.0 (Character-Supporting Buildings), amend the rule so that: <ul style="list-style-type: none"> • The demolition or removal of any building is a <u>restricted discretionary activity</u>, with consequential amendments as necessary to give effect to this status and

Samson Corporation and Sterling Nominees Limited	24/4	<ul style="list-style-type: none"> The construction or relocation of any building, or undertaking external additions or alterations to any building, or attaching a transmitting device or receiving antenna etc are <u>restricted controlled activities</u>, with consequential amendments as necessary to give effect to this status.
	24/5	At rule 3.0 (Sites that do not contain a Character -Defining or Character-Supporting building), modify the first clause of the rule by deleting the words "restricted discretionary activity" and replacing with " <u>restricted controlled activity</u> ", with consequential amendments as necessary to give effect to the restricted controlled status.
	24/6	The assessment criteria, general assessment criteria and additional assessment criteria and other provisions for rules 1.0,2.0 and 3.0 of Change 123 are overly prescriptive and appear not to be based on resource management issues. They should be redrafted to enable more definitive assessment of whether adverse effects arise and how any adverse effects are to be avoided, remedied and mitigated.
	24/7	ACCEPTING the changes to the status of activities form rules 1.0,2.0 and 3.0 as set out in paragraph 2(e) [submissions 24/3,24/4,24/5 and 24/6] of this submission; and making any other amendments necessary to give effect to the overall intent of the amendments sought in Part 2 of this submission.
Variation to Plan Modification 123 (123A)		
Vodafone New Zealand Limited	V1	Amend the wording of B: Activities 3.0 (deletions in strikethrough and additions underlined) as follows,
TelstraClear Limited	V2	<p><i>"This control applies to all sites within the character overlay area that are not identified as character defining or character supporting:</i></p> <p><i>A. No person shall without a resource consent for a restricted discretionary activity:</i></p> <p style="padding-left: 40px;"><i>a. construct or relocate a building; or</i></p> <p style="padding-left: 40px;"><i>b. undertake any additions that exceed the height of an existing building on the site.</i></p> <p><i><u>B Clause A. above shall not apply to the attachment of transmitting or receiving antenna, aerial, mechanical or electrical devices to any building not identified as character-defining or character-supporting, where these structures are installed in a manner and design which does not detract from the appearance of the building."</u></i></p>
The Stonne Trust	V3	Removal of 1 Stokes Road from the area affected by the

		character overlay Centre Plan/and or such other relief as may be appropriate.
D McRae: Mt Eden Panning Group W Davies	V4 V8/1	To add to the Plan Modification 123A the scheduling of Heritage buildings and structures as identified in the Heritage Report as prepared as part of the Section 32 analysis for Plan Modification 123.
J M Moses	V5	I ask that all other sites be zoned residential 2B. If its good enough for Mt Eden Rd/Disraeli St to be deemed 2B, why isn't it the same for Grange Rd to Fairview Rd to be deemed the same. (Outside the scope of the variation)
S Bamber	V6	I would like to see more protection of significant buildings.
C L Siddens	V7	Adopt the modification 123A.
W Davies	V8/2	To add to the Plan Modification No. 123A rules protecting the views of the character buildings when seen against a backdrop of the sky and or the slopes of Maungawhau. <i>Development on sites the rear of lots fronting Mt Eden Road should not be visible above existing character supporting or character defining buildings from any part of Mt Eden Road where located in the centre plan. Additional height restrictions should be introduced to avoid visual impact and loss of iconic streetscape views.</i>
	V8/3	To add to the Plan Modification No. 123A the scheduling of all heritage and character stone walls if visible or partly visible from a public place. I further request that this information should be attached to the LIM reports of any site containing a scheduled stone wall in the centre plan area.
K McCombe <i>Late submission</i>	V9	<i>Amend the second sentence of "3.0 Sites that do not contain a Character- Defining or Character Supporting Building as follows. No person shall without a resource consent for a restricted discretionary activity:</i> <ul style="list-style-type: none"> <i>• Construct or relocate a building.</i> <i>• Undertake any additions that exceed the height of an existing building on the site.</i> <p><i>We seek amendments to ensure that or property 1 Grange Road maintains its business zoning and restricted building allocation.</i></p> <p><i>We understand that the proposed plan effects us only as a design overlay and is an overlay effect.</i></p>

Submission Name	No	Relief requested
D McRae	V10/1	To add to the Plan Modification 123A the scheduling of Heritage buildings and structures as identified in the Heritage Report as prepared as part of the Section 32 analysis for Plan Modification 123.
	V10/2	To add to the Character Defining Buildings the building on the South-east corner of Mt Eden Road and Stokes Road to support the identity and character of this vital space in the centre of the village.
	V10/3	To add to the Character Defining Buildings the building at 435 Mt Eden Road as an example as to how development may take place without destroying the scale of the existing buildings in the Village.
	V10/4	To remove from the Character Defining Buildings those buildings at the rear of certain shops so that development can take place. eg Buildings on the rear of sites on the west side of Mt Eden Road between Essex Road and Ngauruhoe Street.