

Summary of Submissions: Plan Modification 145 (including variation to plan change) – St Heliers Centre Plan

| Submitter Name | Submission Number | Relief Sought |
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| BBG Trust. | 1/1 | Proposed Plan Change 145 in its current form is declined in its entirety; or |
| | 1/2 | Plan Change 145 is amended and renotified to reflect the concerns expressed above. <i>[refer to submission]</i> Such amendments would include, but need not be limited to: |
| | 1/3 | (i)A comprehensive St Heliers Village overlay plan clearly articulating its future development through identifying: <ul style="list-style-type: none"> • Key future traffic routes; • Future pedestrianised environments; • Key pedestrian routes; • Sites suitable for comprehensive parking provision; • Scheduled buildings • Comprehensive development areas • Possibly site bonus areas. |
| | 1/4 | (ii) Modified development controls reflecting the desired outcomes for the future development of the St Heliers Village including: <ul style="list-style-type: none"> • Increased height provision within areas of the Village reflecting the basin topography and the large size of several street blocks; • Modified site intensity controls with areas of the village where increased building intensity can be accommodated; • Specific Bonus Floor Area provisions to encourage desired outcomes such as through site links, public plazas, above ground residential accommodation and comprehensive site development; and • Specific parking ratios and dispensation provisions. |

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| BBG Trust cont. | 1/5 | (iii) Specific assessment criteria encouraging high quality building design while maintaining a seaside village character. |
| | 1/6 | Insertion of additional assessment criterion into the criteria of assessing applications for resource consent to specifically address the need to demolish and replace dilapidated buildings for safety and or efficiency purposes where they have little character value or are beyond economic repair. |
| | 1/7 | Removal of the 'character defining' classification from the property located at 6 Maheke Street. |
| St Heliers Bay Limited | 2/1 | That the plan change be withdrawn in its entirety; or |
| | 2/2 | Any other appropriate amendments that will satisfy the submission. |
| The Elizabeth Syndicate | 3/1 | That the plan change be withdrawn in its entirety; or |
| | 3/2 | Any other appropriate amendments that will satisfy the submission. |
| St Heliers/Glendowie Community Committee | 4/1 | <p>Character Defining Building.</p> <ul style="list-style-type: none"> • Support the requirement for any Resource consent to be viewed as a discretionary activity. • Support the requirements stipulated in the Plan Change as criteria for assessing applications for Resource Consent. • The Urban Design Panel should have statutory powers and their recommendations should be binding. • Each category as defined within the Plan Change refer to a requirement that any proposed development, extension, modification or alteration to a building within the Centre Plan require vetting by the Design Panel. |

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| St Heliers/Glendowie Community Committee cont. | 4/1 cont. | <ul style="list-style-type: none"> The plan should also detail that any recommendations or alterations as the panel sees fit to be implemented |
| | 4/2 | <p>Character Supporting Building</p> <ul style="list-style-type: none"> Rather than a reduction in the level of input from the community, we believe that these building require a higher level of scrutiny and as such classifying the process restricted discretionary is not appropriate. It would be more appropriate to view any application on the same basis as Character Defining Buildings (i.e. a discretionary activity). Within this category reference should be made specifically to the Urban Design Panel for the vetting of the application and any recommendations and alterations that the Panel sees fit should be a requirement. |
| | 4/3 | <p>Sites not identified as being Character Defining or Character Supporting.</p> <ul style="list-style-type: none"> We request that all applications should be viewed as a discretionary activity within this category or zone It should be a requirement that all proposed buildings or alterations within this category be vetted by the Urban Design Panel and that their recommendations are binding. |
| | 4/4 | <p>Design Guidelines for Traditional Town Centres.</p> <p>Their needs to be a greater level of protection of the character and as such we believe the design guidelines should be design requirements.</p> |
| | 4/5 | <p>Provision of the Scenic Way.</p> <p>Plan Change 145 should as a requirement ensure that proposed development as deemed to be within the Coastal Management Area complies with provision 5C.7.71.</p> |

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| St Heliers/Glendowie Community Committee cont. | 4/6 | Provision of the Scenic Way. That any conflicting controls specified in the Centre Plan versus the Scenic Way Rule be considered at this stage. |
| | 4/7 | Buildings within the Village. 13 St Heliers is defined as Character Supporting. It should be Character Defining. 56 St Heliers Bay Road, the Police Station, is not defined but should be shown as Character Supporting. |
| M F Chilwell and L E F Chilwell | 5 | That Council approves the plan modification |
| Magellan Corporation Limited | 6/1 | Delete the notation of 387 Tamaki Drive as a <i>character- defining building</i> . |
| | 6/2 | Delete Rule C2 <i>Roofs</i> . |
| | 6/3 | Delete 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. |
| | 6/4 | Delete the requirement for a resource consent to erect a verandah where one is required by operative verandah control provisions of the District Plan. |
| | 6/5 | Amend Rule B.1.B. so that alterations and/or additions, including aerials and the like are permitted activities at the rear of character defining and character supporting where those alterations or additions cannot be seen from the street. |

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| Magellan Corporation Limited cont. | 6/6 | Delete criterion A from rule 3 as the design guidelines for traditional town centres do not appear to be relevant to sites that do not contain character defining or character supporting buildings, particularly as new buildings are not to <i>“replicate or imitate the architectural detailing or style of the neighbouring character defining or character supporting buildings”</i> . |
| | 6/7 | Require a provision for the plan modification to remain inoperative until all parts are made operative. |
| | 6/8 | Such other or amended relief as will give effect to this submission. |
| Mr and Mrs J Buchanan | 7 | Overall we agree with the tone of the paper where it recognises in its introduction the outstanding amenity that is St Heliers. We as residents want that preserved, with any changes to be minimal. |
| M Young and D Young | 8 | No information provided. |
| G S Rea | 9 | 12 Maheke Street, St Heliers. I oppose part of the plan modification. [relating to this address] |
| J I Field and I M Sheldon | 10 | Add the following to Part C Development Controls: <i>“ 3 Building Height No building within the centre plan area shall exceed a height equivalent to two levels and roof complying with paragraph 2, Roofs.”</i> |
| TelstraClear Limited | 11/1 | Re-arrange and amend the wording of B: Activities 1.0 as follows, or with any such arrangement and wording to give effect to the concerns of the submitter. <i>“ These controls apply to buildings existing as at 19 September 2004 identified in the character overlay [centre plan] as being character-defining:</i> |

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| TelstraClear Limited cont. | 11/1 | <p>A. No person shall, without a resource consent for a discretionary activity:</p> <ul style="list-style-type: none"> ▪ Demolish, remove, or damage any such building; or ▪ Construct or relocate any building; or ▪ Carry out external alterations or additions to such buildings not otherwise provided for in Clause B. below; or . ▪ Attach a transmitting or receiving antenna, aerial, mechanical or electrical device to any such building. <p>Except that this provision shall not preclude:</p> <ol style="list-style-type: none"> 1) Redecoration, repair or internal alteration of any existing building fabric or detailing thereof; . 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. (Electrical devices do not include lighting); <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. |
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| TelstraClear Limited cont. | 11/1 | <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-defining building, where these structures are installed in a manner and design which does not detract from the appearance of the building."</u></p> |
| | 11/2 | <p>Re-arrange and amend the wording of B: Activities 2.0 as follows, or with any such arrangement and wording to give effect to the concerns of the submitter.</p> <p><i>"These controls apply to buildings existing as at 19 September 2004 identified in the character overlay[centre plan] as being character-supporting:</i></p> <p>A. <i>No person shall, without a resource consent for a restricted discretionary activity:</i></p> <ul style="list-style-type: none"> ▪ <i>Demolish, remove or damage any such building; or</i> ▪ <i>Carry out external alterations or additions to such buildings not otherwise provided for in Clause 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 detailing thereof;.</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. (Electrical devices do not include lighting).</i> <p>B. <i>Where alterations or additions to a character-supporting building are</i></p> |

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| TelstraClear Limited cont. | 11/2 | <p><i>proposed to the rear of the building, application can be made for a restricted controlled activity, provided that:</i></p> <ul style="list-style-type: none"> • <i>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;</i> • <i>Such alterations or additions are not 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.</i> <p><u><i>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.</i></u></p> |
| | 11/3 | <p>Re-arrange and amend the wording of B: Activities 3.0 as follows, or with any such arrangement and wording to give effect 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>A. No person shall construct or relocate a building or undertake any additions that exceed the height of an existing building on the site without a restricted discretionary activity consent</i></p> |

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| TelstraClear Limited cont. | 11/3 | <u>B Clause A. above shall not apply to the attachment of transmitting or receiving antenna, aerial, mechanical or electrical devices to any character-defining or character-supporting building, where these structures are installed in manner and design which does not detract from the appearance of the building."</u> |
| | 11/4 | Or any consequential relief to amend the Plan Change that gives effect to the concerns and principles expressed by the submitter. |
| Vodafone New Zealand Limited | 12/1 | <p>Re-arrange and amend the wording of B: Activities 1.0 as follows, or with any such arrangement and wording to give effect to the concerns of the submitter.</p> <p><i>" These controls apply to buildings existing as at 19 September 2004 identified in the character overlay [centre plan] as being character-defining:</i></p> <p>A. No person shall, without a resource consent for a discretionary activity:</p> <ul style="list-style-type: none"> ▪ Demolish, remove, or damage any such building; or ▪ Construct or relocate any building; or ▪ Carry out external alterations or additions to such buildings not otherwise provided for in Clause B. below; or ▪ Attach a transmitting or receiving antenna, aerial, mechanical or electrical device to any such building. <p>Except that this provision shall not preclude:</p> <ol style="list-style-type: none"> 1) Redecoration, repair or internal alteration of any existing building fabric or detailing thereof;_ 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 |

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| Vodafone New Zealand Limited cont. | 12/1 | <p>rear of the building. (Electrical devices do not include lighting);</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><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-defining building, where these structures are installed in a manner and design which does not detract from the appearance of the building.”</u></p> |
| | 12/2 | <p>Re-arrange and amend the wording of B: Activities 2.0 as follows, or with any such arrangement and wording to give effect to the concerns of the submitter.</p> <p><i>“These controls apply to buildings existing as at 19 September 2004 identified in the character overlay[centre plan] 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 ▪ Carry out external alterations or additions to such buildings not otherwise provided for in Clause B. below; or . ▪ Attach a transmitting or receiving antenna, aerial, mechanical or electrical device not including lighting to any such building |

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| Vodafone New Zealand Limited cont. | 12/2 | <p>Except that this provision shall not preclude:</p> <ol style="list-style-type: none"> 1) Redecoration, repair or internal alteration of any existing fabric or detailing thereof. 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. (Electrical devices do not include lighting). <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 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> |
| | 12/3 | Re-arrange and amend the wording of B: Activities 3.0 as follows, or with any such arrangement and wording to give effect to the concerns of the submitter. |

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| Vodafone New Zealand Limited cont. | 12/3 | <p><i>" This control applies to all sites within the character overlay[centre plan] area that are not identified as character defining or character supporting-;</i></p> <p><i>A. No person shall construct or relocate a building or undertake any additions that exceed the height of an existing building on the site without a restricted discretionary activity consent</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 character-defining or character-supporting building, where these structures are installed in manner and design which does not detract from the appearance of the building."</u></i></p> |
| | 12/4 | Or any consequential relief to amend the Plan Change that gives effect to the concerns and principles expressed by the submitter. |
| Capri Properties No 1 Limited | 13/1 | (a) Withdraw Proposed Plan Change 145-St Heliers Centre Plan |
| | 13/2 | Without prejudice to relief (a) (b) Delete the identification of buildings on the eastern side of Turua Street as character-defining buildings; and |
| | 13/3 | (c) Re-write the rules and assessment criteria to be less onerous and restrictive and to properly reflect the actual character and resource significance of St Heliers centre; and |
| | 13/4 | (d) Add the explanatory text set out in Schedule A attached to this submission. |
| | 13/5 | (e) Such other or alternative relief that will address the concerns raised in this submission. |

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| <p>Capri Properties No 1 Limited cont.</p> | <p>13/6</p> | <p>Schedule A Add the following text to the explanatory passages in the Proposed Plan Modification-Plan Change: St Heliers Centre Plan.</p> <ol style="list-style-type: none"> 1. At The end of Part 1 of the Introduction 'Background' add the following:- <i>" It is also of vital importance that the plan provisions contain sufficient flexibility to promote a continuous development of the mix of commercial and professional services, food and beverage and retail activities that are part of its essential character and enable local and wider communities to meet their needs."</i> 2. In Part 2 under the sub heading "Landscape" add the following at the end of the paragraph:- <i>"Beyond Turua the land rises towards Achilles Point marking the eastern end of the centre".</i> 3. In Part 2 under the sub heading "Built Environment" add the following paragraph at the end of the existing text:- <i>"On the eastern side of Turua Street, the historical land use was residential and it is only in recent decades that the former dwellings have been converted to commercial use. These domestic style buildings contrast to the architectural form and streetscape of the older centre including the western side of Turua Street. It is anticipated that redevelopment of these properties will necessitate a change of architectural style in order to strengthen the built form and streetscape of the eastern edge of the centre whilst complementing the overall centre character."</i> |
| <p>Telecom New Zealand Limited</p> | <p>14</p> | <p>Relevant Provision: 6 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.</p> <ul style="list-style-type: none"> • Include a new sentence at the end of the first sentence, reading <i>"The St Heliers Centre Plan controls do not apply to network utilities."</i> • Such further or consequential relief as may be necessary to give effect |

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| Telecom New Zealand Limited cont. | 14 | to the relief sought. |
| Melanesian Mission Trust Board | 15/1 | That the proposed plan change, in particular Rule B3.0, be made less restrictive and be amended to a 'restricted controlled activity' status. |
| | 15/2 | Such other relief that will meet the concerns of the submitter And Such consequential relief necessary to give effect to this submission. |
| Eastern Bays Community Board | 16/1 | The Board considers that the present Police station building, corner Polygon Road and St Heliers Bay Road, whose site is included in the Centre Plan Area, is a character-supporting building and should be listed as such in the Plan. |
| | 16/2 | The Board considers that the same planning approach should be taken for both Character-defining and Character-supporting buildings. |
| | 16/3 | The Board notes that "design guidelines" may be considered by developers as just that, "Guidelines" and are not "Requirements". The Board therefore asks that any ambiguity is removed and that the Plan modification is given the necessary teeth. |
| | 16/4 | The Board also considers that reference to the provisions in the Coastal Management Strategy, should be included in Section 9, relating to "Signs". |
| The Carter Family Trust and the John Scotting Trust. | 17/1 | Not to proceed with the centre plan. |
| | 17/2 | 13 to 21 St Heliers Bay Road. Not to classify our buildings as "Character supporting buildings" |

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| St Heliers Bay Village Association Inc. | 18/1 | [Supports] The amendments sought in the submission of the Eastern Bays Community Board. |
| | 18/2 | Redrafting PartC2.1 Roof Controls to reduce the maximum height and bulk. |
| | 18/3 | Any other consequential amendments. |
| | 18/4 | The Association is an interested party and wishes to be notified and consulted regarding any changes arising out of the submission and appeal process. |
| J E Kennedy | 19/1 | [Supports] The amendments sought in the submission of the Eastern Bays Community Board. |
| | 19/2 | [support] Classifying the building on the lot at the corner of Tamaki Drive and Turua Street opposite Bayside as a character-defining building. |
| | 19/3 | Amend the criteria in Part B for assessing applications for resource consent for character-supporting buildings to refer to the character and style of the centre (page 7) |
| | 19/4 | Amend Part C2.1 Roof Controls to provide for a maximum height of 8 metres. |
| | 19/5 | Any other consequential amendments. |
| | 19/6 | The submitter is an interested party and wishes to be notified and consulted regarding any changes arising out of the submission and appeal process. |
| The John Scotting Family Trust | 20/1 | The owners of 10 Maheke Street oppose the plan change and do not want the change implemented. On the existing proposal 10 Maheke Street is proposed to be a character defining building. In our view the building at 10 Maheke Street has little or no architectural or historical value and is not worthy of any such classification. |

| Submissions to Variation 145A | | |
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| TelstraClear Limited | V1/1 | <p>Re-arrange and amend the wording of B: Activities 3.0 as follows, or with any such arrangement and wording to give effect to the concerns of the submitter.</p> <p><i>" This control applies to all sites within the character overlay[centre plan] 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> <ul style="list-style-type: none"> <i>• Construct or relocate a building; or</i> <i>• Undertake any additions that exceed the height of an existing building on the site.</i> <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 manner and design which does not detract from the appearance of the building."</u></i></p> |
| | V1/1 | <p>Or any consequential relief to amend the Plan Change that gives effect to the concerns and principles expressed by the submitter.</p> |
| Vodafone New Zealand Limited | V2/1 | <p>Re-arrange and amend the wording of B: Activities 3.0 as follows, or with any such arrangement and wording to give effect to the concerns of the submitter.</p> <p><i>" This control applies to all sites within the character overlay[centre plan] 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> <ul style="list-style-type: none"> <i>• Construct or relocate a building; or</i> <i>• Undertake any additions that exceed the height of an existing building</i> |

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| Vodafone New Zealand Limited cont. | V2/1 | <p>on the site.</p> <p><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 manner and design which does not detract from the appearance of the building."</u></p> |
| | V2/2 | Or any consequential relief to amend the Plan Change that gives effect to the concerns and principles expressed by the submitter. |
| Brett Lornie and Ross Lornie | V3/1 | Withdraw Proposed Plan Change 145A. |
| | V3/2 | 409-411 Tamaki Drive. Without prejudice to relief (a) (b) Remove the classification of <i>character- defining building</i> from the site; or |
| | V3/3 | Such other or alternative relief that will address the concerns raised in this submission. |
| Capri Properties No 1 Limited | V4/1 | Withdraw Proposed Plan Change 145A. |
| | V4/2 | Such other or alternative relief that will address the concerns raised in this submission. |
| Magellan Investments Limited | V5/1 | 409-411 Tamaki Drive, 56 St Heliers Bay Road, 393 Tamaki Drive. That the sites referred to in Proposed Plan Change 145A not be identified as either <i>character supporting</i> or <i>character defining</i> . |
| | V5/2 | Such other or amended relief as will give effect to this submission. |

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| P.S Scotting and F.W Sheffield | V6/1 | 409-411 Tamaki Drive, 56 St Heliers Bay Road, 393 Tamaki Drive. That the sites referred to in Proposed Plan Change 145A not be identified as either <i>character supporting</i> or <i>character defining</i> . |
| | V6/2 | Such other or amended relief as will give effect to this submission. |
| St Heliers/Glendowie Community Committee | V7/1 | It is our belief that the building at 409-411 Tamaki Drive is more appropriately defined as character defining rather than character supporting. We therefore support the change in classification. |
| | V7/2 | We support the reclassification of both 56 St Heliers Bay Road and 393 Tamaki Drive to character supporting. |
| | V7/3 | It is our belief that the scale and massing of buildings within the village should be retained at or close to existing levels. We therefore support the amendment of the text in Appendix B of the Planning Maps which amends the second sentence of 3.0 sites not identified as being character defining or character supporting. |
| Melanesian Mission Trust Board | V8 | That the proposed plan change, in particular Rule 3.0 in Appendix B, be made less restrictive and be amended to a 'restricted controlled activity' status. OR Such other relief that will meet the concerns of the submitter. AND Such consequential relief necessary to give effect to this submission. |
| Eastern Bays Community Board. | V9 | We submit that Variation 145A to the proposed Plan Change 1-St Heliers Centre Plan be adopted. |
| E Robinson | V10 | No decision specified but opposes requirement for a resource consent for |

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| (Late submission) | | additions that exceed the height of an existing building on the site for the reason it is unnecessary restriction to building potential. |
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