

## Summary of Submission by Code: Newmarket Growth Area Structure Plan

Submission No.	Name	Category	Decision Requested
22/1	Matthew Paetz	Part 1- Part 4	<p>Add as an additional resource management issue under Section 3.0 of the plan change the following:</p> <ul style="list-style-type: none"> <li>Encouraging minimisation of energy and resource consumption, reduction of storm water runoff, and the health and wellbeing of citizens through the encouragement of green building principles.</li> </ul>
49/9	Grafton Residents Association Incorporated	Part 1- Part 4	The submitter supports the retention of Broadway as the premier retail strip.
22/2	Matthew Paetz	Part 5	<p>Add additional objectives and policies in Section 5.4 of the plan change as follows: To achieve a built environment in Newmarket that minimises energy and resource use and consumption.</p> <ul style="list-style-type: none"> <li>By encouraging the construction of new buildings to satisfy high Green Star ratings</li> <li>By encouraging the renovation of existing buildings to satisfy high Green Star ratings</li> <li>By encouraging the implementation of green roofs to minimise storm water runoff, contribute positively to building insulation, and enhance amenity values to building occupants through enhanced visual amenity and recreational area.</li> </ul>
30/1	Ontrack	Part 5	Add a policy to clause 5.2 recognising that reverse sensitivity effects arising from noise and visual effects can be an impediment to the existing operation and future upgrading of rail infrastructure and that such effects need to be avoided, particularly with respect to any future electrification of the track.
49/5	Grafton Residents Association Incorporated	Part 5	The rules, objectives and policies elsewhere within the business 3 zone should not detract or dilute the significance of Broadway as the premier retail area, such that provisions which allow retail premises elsewhere in the Newmarket Structure Plan area should not dilute the Broadway shopping experience.
92/3	Westfield (New Zealand) Limited	Part 5	<p>The submitter proposes amendments to the objective and policy to provide an appropriate framework for the increased scale and intensity in the business 3 zone. In particular it is proposed that the objective and policy 5.1 be replaced with the following (or words to a like effect):</p> <p>5.1 To achieve the residential growth outcomes sought for the Newmarket urban living area in a manner that support the enhancement of the retail and business functions of Newmarket.</p> <ul style="list-style-type: none"> <li>By utilising the residential 8 zone to increase the development potential of the existing residential enclaves within Newmarket</li> <li>By increasing the number of sites on which residential development can occur within the town centre.</li> <li>By increasing scale and intensity of development provided for in the mixed use zone</li> </ul>

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			<p>and thereby increasing the opportunity for residential development to occur.</p> <ul style="list-style-type: none"> <li>• By requiring a high standard of amenity for occupants of new residential developments.</li> <li>• By ensuring that the site at 314-390 Khyber Pass Road includes sufficient residential activity when it is redeveloped.</li> </ul> <p>5.2 To achieve the retail and business activity growth and development for the Newmarket commercial areas.</p> <ul style="list-style-type: none"> <li>• By facilitating new development that will enhance the retail and business functions of the town centre.</li> <li>• By increasing scale and intensity of development provided for in the Business 3 zones and thereby increasing the opportunity for retail and business development to occur.</li> </ul> <p>The following objectives and policies should be renumbered accordingly.</p>
15/1	BA Trustees Limited	Part 6	Amend the plan change's clause 6.1, residential 8 zone, Activities by listing dairies, educational facilities, healthcare services, places of assembly, boarding house/hostel and visitor accommodation as restricted discretionary activities for the properties around the sites at 524 and 526 Parnell Road.
25/1	B and C Shaw Limited	Part 6	Amend Activity Table 7.7.5 to provide a new entry that classifies visitor accommodation or housing for the elderly as a restricted discretionary activity (with associated assessment matters) when established in accordance with an approved Planned Unit Development Plan in the residential 8 zone.
25/2	B and C Shaw Limited	Part 6	<p>Amend Activity Table 7.7.5 to provide a new entry that classifies visitor accommodation or housing for the elderly as a restricted discretionary activity (with associated assessment matters) when established in accordance with an approved Planned Unit Development Plan for the following properties.</p> <p>Address</p> <ul style="list-style-type: none"> <li>9 Edgerley Avenue</li> <li>11 Edgerley Avenue</li> <li>15 Edgerley Avenue</li> <li>14 Edgerley Avenue</li> <li>12 Edgerley Avenue</li> <li>10 Edgerley Avenue</li> <li>13 Alpers Avenue</li> </ul>
28/2	B and C Shaw Limited	Part 6	Change the activity status of offices in the residential 8c from a discretionary to restricted discretionary activity within activity table 7.7.5 specifically for the following properties:

Submission No.	Name	Category	Decision Requested
			Address 9 Edgerley Avenue 11 Edgerley Avenue 15 Edgerley Avenue
2/3	Suncern Properties (Khyber Pass) Limited	Part 6	Oppose the change in activity status with respect to the "construction and/or relocation of new buildings and new accessory buildings, including external additions and alterations to existing buildings, and accessory buildings" from permitted to restricted discretionary.
6/2	Warren and Sally Dalzell	Part 6	No more Pyongyang projects.
46/1	Masfen Holdings Limited	Part 6	Delete the provision in clause 6.2 which requires a restricted discretionary consent for the construction/ and or relocation of new buildings including external alterations to existing buildings.
51/1	L and Y Holdings Limited	Part 6	Amend plan change to allow the acquisition of land with Broadway frontage deemed necessary by Auckland City Council, its clearance (i.e. demolition of existing buildings) and the construction of improved pedestrian access through Station Square to the railway station.
57/1	Chevron NZ Limited	Part 6	That an exception be added to table 6.2 providing for service stations that existed as at 12 August 2007 as a restricted discretionary activity.
85/1	Broadway Park Residents Society Incorporated	Part 6	Amend clause 6.2 so that the construction and/or relocation of new buildings and accessory buildings be classified as a discretionary activity.
91/4	Parly Acquisitions Limited	Part 6	The submitter supports the non-complying status of commercial carparking in clause 6.2 of the plan change.
98/1	TIM Nominees Limited	Part 6	'Permitted activity' status should be introduced under certain circumstances for minor works which can be specified such as those set out in the mixed use zone for new additions i.e. no increase in the height of the building etc.
98/3	TIM Nominees Limited	Part 6	Building activity in table 8.7.1 should remain as a permitted activity subject to certain criteria or be amended to a restricted controlled activity.
99/1	Melanesian Mission Trust Board Limited	Part 6	'Permitted activity' status should be introduced under certain circumstances for minor works which can be specified such as those set out in the mixed use zone for new additions i.e. no increase in the height of the building etc.
99/3	Melanesian Mission Trust Board Limited	Part 6	Building activity in table 8.7.1 should remain as a permitted activity subject to certain criteria or be amended to a restricted controlled activity.
109/1	Masfen Holdings Limited	Part 6	Retain existing business 3 provisions for commercial car parks as a controlled activity in Newmarket.
14/1	BA Trustees Limited	Part 7	Amend the plan change by inserting the word "Generally,...." before the word "separate" in assessment criterion (c) in clause 7.2.1 New buildings and accessory buildings (including external additions and alterations) (ii) Street level.
22/3	Matthew Paetz	Part 7	Add additional assessment criteria for new buildings under Section 5.4 of the District Plan as

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			follows: n) Green design principles have been incorporated into the design of the new building
48/2	Tram Lease Limited	Part 7	Sub-clauses 7.1 and 7.2 be amended in relevant part as follows: 7.1....In considering these applications, the council's discretion will be limited to the matters identified in these criteria 7.2....In considering these applications, the council's discretion will be limited to the matters identified in these criteria
48/3	Tram Lease Limited	Part 7	Clause 7.2.1(i) General be deleted in its entirety and substituted by the following replacement provision: <b>7.2.1 New buildings and accessory buildings (including external additions and alterations)</b> (i) General The extent to which: a) The building design (including architectural character, expression, articulation, modulation and use of materials) is high quality, creative and responds to the local context. b) The building aligns with the street boundary of the site. Minor departures from the street boundary alignment (e.g. recessed pedestrian entrances and windows) are acceptable where they provide attractive architectural features and where the overall continuity of alignment with the street boundary is not compromised. c) The building height, in relation to the street width, is appropriate to define and contain the street space. d) The scale and rhythm of architectural features (such as windows, doorways, details, materials and colours) enhance the streetscape. e) Blank facades devoid of modulation, relief or surface detail are avoided f) The street elevation of buildings on large or amalgamated sites are scaled and composed to visually reflect and express the typical prevailing subdivision pattern and/or the width of neighbouring buildings g) The building structure and floor to floor heights are designed to enable the building to be easily adapted to new uses in the future h) Service and vehicle access interruptions to the continuity of building frontage are minimized i) High quality, durable and easily maintained materials are used, particularly at street level j) Side or rear walls are designed to be visually attractive k) The building is designed in accordance with the Safety Guidelines in Annexure 16 of the Plan

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			l) Green design principles, e.g. rain gardens, are incorporated into the site landscape design where practicable.
48/4	Tram Lease Limited	Part 7	<p>Clause 7.2.2(i) General be deleted in its entirety and substituted by the following replacement provision:</p> <ul style="list-style-type: none"> <li>a) Whether a site and context analysis of the proposed demolition of the subject character building demonstrates that long-term retention of the building will make a positive contribution to the special character of the streetscape as a whole.</li> <li>b) The extent to which the character qualities and original design features of the subject building (if any remain in situ) are visible from public open space.</li> <li>c) The structural and physical condition of the subject character building.</li> <li>d) Whether the cost of redevelopment of the subject building so as to ensure its long-term retention is commercially sustainable</li> <li>e) Whether any proposed new building(s) will have a positive effect of the character of the local area.</li> </ul>
92/8	Westfield (New Zealand) Limited	Part 7	The submitter seeks that assessment criteria 7.2.1(v) (a) be deleted or amended to not be overly onerous or inflexible.
92/12	Westfield (New Zealand) Limited	Part 7	The submitter seeks that clause 7.2.1(i) (g) be amended to state that: g) Where reasonably practicable, the building is designed to be highly adaptable to a variety of uses. For example, incorporating open structural frames and more than minimum floor to ceiling heights
92/13	Westfield (New Zealand) Limited	Part 7	<p>The submitter seeks that clause 7.2.1(iv) is deleted and replaced by the following:</p> <p>(iv) Corner Sites</p> <p>The extent to which the design of buildings on corner sites acknowledges the special character of each particular corner location in a manner that responds appropriately to both the context of the site and the form and function of the building itself. The response may include a corner element.</p>
98/2	TIM Nominees Limited	Part 7	The new assessment criteria introduced under part 7.2.1 of the plan change could be better articulated and illustrated in a design guideline for the Newmarket Growth Area Structure Plan and referenced rather than forming specific assessment criteria.
99/2	Melanesian Mission Trust Board Limited	Part 7	The new assessment criteria introduced under part 7.2.1 of the plan change could be better articulated and illustrated in a design guideline for the Newmarket Growth Area Structure Plan.
106/1	BA Trustees Limited	Part 7	Amend the plan change by inserting the words, " <i>Where appropriate</i> ," before the words "Green design principles" in clause 7.2.1, New buildings and accessory buildings (including external additions and alterations, (i). General, criterion m), Green design principles.
108/3	Smith and Caughey Limited	Part 7	Inclusion within the assessment criteria provision for facade retention with the word 'building'

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			broadened to include either partial retention or demolition enabling site redevelopment
117/1	BA Trustees Limited	Part 7	Amend the plan change by having no front yard rule to meet assessment criterion b), (i) General , 7.2.1, new buildings and accessory buildings (including external additions and alterations) ; to recognise the physical and neighbourhood characteristics of these sites, the locality, aspect, orientation, the site sizes, width and depth, the topography etc of this particular part of Newmarket.
11/1	BA Trustees Limited	Part 8	Amend the plan change by implementing new and more appropriate planning rules and controls in the new "residential 8" zoning to recognise the physical and neighbourhood characteristics of these sites, the locality, aspect, orientation, site sizes, width and depth, the topography etc of this part of Newmarket (particular reference is made to clause 7.8.2 of the Operative Isthmus District Plan).
12/1	BA Trustees Limited	Part 8	Amend the plan change by retaining the current 1.5m front yard rule implementing for this new "residential 8" zoning to recognise the physical and neighbourhood characteristics of these sites, the locality, aspect, orientation, site sizes, width and depth, the topography etc of this part of Newmarket .
27/1	B and C Shaw Limited	Part 8	To adopt and implement the plan change, subject to application of a Special Height Limit of 21m with a maximum of 6 storeys for the following properties that front onto Edgerley Avenue (diagram provided). Address 9 Edgerley Avenue 11 Edgerley Avenue 15 Edgerley Avenue 14 Edgerley Avenue 12 Edgerley Avenue 10 Edgerley Avenue 8 Edgerley Avenue 6 Edgerley Avenue 4 Edgerley Avenue
53/3	88 Broadway Limited	Part 8	That applications to modify development controls be assessed as <u>restricted</u> discretionary activities (not as a discretionary activity as specified by clause 8.2(iv) of the plan change).
53/5	88 Broadway Limited	Part 8	That where the number of apartments proposed in a development exceeds 10 that the mixture of apartments permitted by the plan change be amended such that the combined number of studios and 1 bedroom apartments shall not exceed 70% of the total number of residential units and that the remaining 30% shall consist of 2 bedrooms or more.
115/1	BA Trustees Limited	Part 8	Amend the plan change by clarifying clause 7.2.1, new buildings and accessory buildings

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			(including external additions and alteration (i) General criterion h) and its relationship with clause 8.1 residential 8 zone , 8.0 development controls and the inter relationship with clause 7.8.2 development controls, rules for residential 8a, 8b and 8c zones of the Isthmus District Plan.								
8/2	Mario Gonzalez	Part 8	Auckland City Council needs to be proactive in planning linkages								
18/1	AMP Capital Investors	Part 8	Rule 8.2.4(i) needs to be amended to be practical for all ground levels on the site (this can only be determined during the Comprehensive Development Plan process).								
18/2	AMP Capital Investors	Part 8	Rule 8.2.6(ii) needs to be amended to provide sufficient width for a 2 way carpark access.								
21/1	Mccoll Property Limited	Part 8	The proposed plan (particularly clause 8.2.6) should be amended so that access to sites with frontage of less than 50m should be not more than 6 metres as it currently is in the mixed use zone.								
22/4	Matthew Paetz	Part 8	Add additional bonus elements under Section 8.2.3 of the plan change as follows: <table border="0"> <tr> <td><b>Bonus Element</b></td> <td><b>Bonus Floor Area Ratio</b></td> </tr> <tr> <td>4 star - Green Star Building Rating</td> <td>1:1</td> </tr> <tr> <td>5 or 6 star - Green Star Building Rating</td> <td>2:1</td> </tr> <tr> <td>Green Roof</td> <td>1:1</td> </tr> </table>	<b>Bonus Element</b>	<b>Bonus Floor Area Ratio</b>	4 star - Green Star Building Rating	1:1	5 or 6 star - Green Star Building Rating	2:1	Green Roof	1:1
<b>Bonus Element</b>	<b>Bonus Floor Area Ratio</b>										
4 star - Green Star Building Rating	1:1										
5 or 6 star - Green Star Building Rating	2:1										
Green Roof	1:1										
23/1	Finstar Management Limited	Part 8	Clause 8.8.10.4 of the operative plan needs to be amended such that the relevant building in relation to boundary controls of clause 7.8.2.4 as they apply to residential 8 zoned land are referenced.								
23/2	Finstar Management Limited	Part 8	Clause 8.2.2 of the plan change needs to be amended to make direct reference to the relevant building to boundary controls where mixed use sites in the Newmarket structure plan area abut or adjoin residential 8 zoned sites.								
36/1	Dean Ellwood, Warwick James and Jennifer Goulding-James	Part 8	Withdraw proposed changes to development controls relating to height requirements for buildings and sites fronting Carlton Gore Road (i.e. retain 15m height limit) or make bonus height a discretion activity with affected parties' consent.								
37/1	Dean Ellwood, Warwick James and Jennifer Goulding-James	Part 8	Reject the bonus provision to increase building height to 27m for properties with frontage to Khyber Pass Road.								
40/1	Masfen Holdings Limited	Part 8	Delete clause 8.2.8 (outlook) as it relates to conversion of existing buildings.								
41/1	Masfen Holdings Limited	Part 8	Delete clause 8.2.4 (street and lower level controls) in relation to alterations to existing buildings and new buildings.								
42/1	Masfen Holdings Limited	Part 8	Amend clause 8.2.3 (site intensity) to increase the basic FAR of the mixed use zone to 4:1.								
43/1	Masfen Holdings Limited	Part 8	Amend clause 8.2.3 (site intensity) to increase the basic FAR in the business 3 zone in Newmarket to 6:1 (in line with inner city zones in the Central Area) with a maximum total floor area of 8:1.								
44/1	Masfen Holdings Limited	Part 8	Allow the new mixed use height limits in clause 8.2.1 as proposed.								
45/1	Masfen Holdings Limited	Part 8	Accept the new maximum height limits for the business 3 zone in clause 8.2.1 but allow sites								

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			subject to special height limits to be included in the change i.e. be able to use the proposed height limits.
48/5	Tram Lease Limited	Part 8	Clause 8.2.1 be amended in relevant part to read as follows: That the heading of clause 8.2.1 be deleted and substituted by "Maximum permitted height"; That sub-clauses 8.2.1(i) and (ii) be amended to read: .... the maximum permitted height and maximum number of storeys set out.....;
48/6	Tram Lease Limited	Part 8	Clause 8.2.3 be amended in relevant part to read as follows: <ul style="list-style-type: none"> <li>▪ That the heading of clause 8.2.3 be deleted and substituted by "Maximum permitted site intensity";</li> <li>▪ That the floor area ratio for Business 3 zoned land set out in the table in sub-clause 8.2.3(i) be amended to read: <ol style="list-style-type: none"> <li>a) For sites with no frontage to Nuffield Street - 10:1 permitted basic floor area ratio;</li> <li>b) For sites with frontage to Nuffield Street - 6:1 permitted basic floor area ration</li> </ol> </li> <li>▪ That criteria, or a cross-reference to relevant criteria in the Plan, be provided regarding the cycle and pedestrian ways bonus element;</li> <li>▪ That provision be made for "energy efficiency and conservation" as an additional bonus element, with a bonus floor area ratio of at least) 2:1</li> </ul>
50/1	Rex Owen and Marlene D Webb	Part 8	No change to height restrictions on Khyber Pass or the surrounding area.
53/1	88 Broadway Limited	Part 8	That 88 Broadway be permitted to gain access onto Broadway. For the purposes of this submission 88 Broadway shall be taken to mean Lot 1 DP 168497 and Lot 1 DP 107126 NA94B/268 and Lot 5 DP 156885 NA 94B/268.
53/4	88 Broadway Limited	Part 8	That the minimum floor to ceiling height for the ground floor be amended from 4.0 metres floor to ceiling, to 2.8 metres, or 4.0 metres floor to floor on sloping sites or sites with sloping footpaths.
59/5	Gadol Corporation Group	Part 8	To <u>retain</u> the increased maximum height and maximum storeys within the business 3 and mixed use zones as set out under Part 8.2.1 (ii) at the top of page 19 of the plan change, but to <u>delete</u> the bonus height controls with respect to the 45 and 60 degree angle setbacks,
60/5	Newmarket Dental Group	Part 8	To <u>retain</u> the increased maximum height and maximum storeys within the business 3 and mixed use zones as set out under Part 8.2.1 (ii) at the top of page 19 of the plan change, but to <u>delete</u> the bonus height controls with respect to the 45 and 60 degree angle setbacks,
61/5	Peter Bolot Family Trust	Part 8	To <u>retain</u> the increased maximum height and maximum storeys within the business 3 and mixed use zones as set out under part 8.2.1 (ii) at the top of page 19 of the Plan Change, but to <u>delete</u> the bonus height controls with respect to the 45 and 60 degree angle setbacks,
62/2	Teed Street Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To modify /correct part 8.2.9 (iii) as it relates to required office/industry in the outer car

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			parking area to provide for a minimum of 1 space per 60m2 of gross floor area and a maximum of 1 space per 40 m2 gross floor area.
62/5	Teed Street Properties Limited	Part 8	To <u>retain</u> the increased maximum height and maximum storeys within the business 3 and mixed use zones as set out under Part 8.2.1 (ii) at the top of page 19 of the plan change, but to <u>delete</u> the bonus height controls with respect to the 45 and 60 degree angle setbacks.
63/5	Zelig Corporation Limited	Part 8	To <u>retain</u> the increased maximum height and maximum storeys within the business 3 and mixed use zones as set out under Part 8.2.1 (ii) at the top of page 19 of the plan change, but to <u>delete</u> the bonus height controls with respect to the 45 and 60 degree angle setbacks.
64/5	Geffen Holdings Limited	Part 8	To <u>retain</u> the increased maximum height and maximum storeys within the business 3 and mixed use zones as set out under Part 8.2.1 (ii) at the top of page 19 of the plan change, but to <u>delete</u> the bonus height controls with respect to the 45 and 60 degree angle setbacks.
65/5	Upland Properties Limited	Part 8	To <u>retain</u> the increased maximum height and maximum storeys within the business 3 and mixed use zones as set out under Part 8.2.1 (ii) at the top of page 19 of the plan change, but to <u>delete</u> the bonus height controls with respect to the 45 and 60 degree angle setbacks.
66/5	Westir Properties Limited	Part 8	To <u>retain</u> the increased maximum height and maximum storeys within the business 3 and mixed use zones as set out under part 8.2.1 (ii) at the top of page 19 of the plan change, but to <u>delete</u> the bonus height controls with respect to the 45 and 60 degree angle setbacks.
67/5	Arrabo Holdings Limited	Part 8	To <u>retain</u> the increased maximum height and maximum storeys within the business 3 and mixed use zones as set out under Part 8.2.1 (ii) at the top of page 19 of the plan change, but to <u>delete</u> the bonus height controls with respect to the 45 and 60 degree angle setbacks.
68/5	Peter Bolot	Part 8	To <u>retain</u> the increased maximum height and maximum storeys within the business 3 and mixed use zones as set out under Part 8.2.1 (ii) at the top of page 19 of the plan change, but to <u>delete</u> the bonus height controls with respect to the 45 and 60 degree angle setbacks.
69/1	Gregory W Chapman and Bonnie J Chapman	Part 8	Amend Part 8 to <u>increase</u> the maximum height control for the mixed use zone, as set out in 8.2.1 (i), to 21m, and to increase the maximum number of storeys to 8;
69/2	Gregory W Chapman and Bonnie J Chapman	Part 8	Amend Part 8 to <u>delete</u> the bonus height control as it relates to the mixed use zone.
70/2	Fountain Head Properties Limited	Part 8	Amend part 8 to <u>increase</u> the maximum height control for business 3 zoned sites with frontages onto Nuffield St, as set out in 8.2.1 (i), to 33m, and to increase the maximum number of storeys to 10.
70/3	Fountain Head Properties Limited	Part 8	Amend part 8 to <u>delete</u> the bonus height control as it relates to business 3 zoned sites with frontages onto Nuffield St, as set out in 8.2.1 (ii)
71/1	Wernham Properties Limited	Part 8	Amend part 8 to <u>increase</u> the maximum height control for business 3 zoned sites with frontage onto Nuffield St, as set out in 8.2.1 (i), to 33m, and to increase the maximum number of storeys to 10
71/2	Wernham Properties Limited	Part 8	Amend part 8 to <u>delete</u> the bonus height control as it relates to business 3 zoned sites with

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			frontages onto Nuffield St, as set out in 8.2.1 (ii).						
72/1	Ian W Gilles	Part 8	Amend part 8 to <u>increase</u> the maximum height control for business 3 zoned sites, as set out in 8.2.1 (i), to 33m, and to increase the maximum number of storeys to 10						
72/2	Ian W Gilles	Part 8	Amend part 8 to <u>delete</u> the bonus height control as it relates to business 3 zoned sites, as set out in 8.2.1 (ii)						
73/2	The Bagel Property Company Limited	Part 8	Amend part 8 to increase the maximum height control for business 3 zoned sites with frontage onto Nuffield St, as set out in 8.2.1 (i), to 33m, and to increase the maximum number of storeys to 10						
73/3	The Bagel Property Company Limited	Part 8	Amend part 8 to <u>delete</u> the bonus height control as it relates to business 3 zoned sites with frontages onto Nuffield St, as set out in 8.2.1 (ii)						
76/4	Dilworth Trust Board	Part 8	The plan change will have a greater impact in terms of costs and controls on the smaller site than the big sites i.e. 470 and 480 Broadway.						
77/3	Samson Corporation Limited and Sterling Nominees Limited	Part 8	That Part 8.0 Development Controls of the proposed change be modified as follows: <p style="margin-left: 40px;">i. In the table at rule 8.2.1 (i), add a new row at the bottom of the table, stating:</p> <table border="1" style="margin-left: 80px; width: 60%;"> <tr> <td><u>Mixed use sites with frontage to the western side of Gillies Avenue</u></td> <td style="text-align: center;"><u>21</u></td> <td style="text-align: center;"><u>6</u></td> </tr> </table> <p style="margin-left: 40px;">ii. In the table at rule 8.2.1 (ii), add a new row at the bottom of the table, stating:</p> <table border="1" style="margin-left: 80px; width: 60%;"> <tr> <td><u>Mixed use sites with frontage to the western side of Gillies Avenue</u></td> <td style="text-align: center;"><u>27</u></td> <td style="text-align: center;"><u>8</u></td> </tr> </table>	<u>Mixed use sites with frontage to the western side of Gillies Avenue</u>	<u>21</u>	<u>6</u>	<u>Mixed use sites with frontage to the western side of Gillies Avenue</u>	<u>27</u>	<u>8</u>
<u>Mixed use sites with frontage to the western side of Gillies Avenue</u>	<u>21</u>	<u>6</u>							
<u>Mixed use sites with frontage to the western side of Gillies Avenue</u>	<u>27</u>	<u>8</u>							
81/1	Lawrence Bradley and Joy Johns	Part 8	Object to increasing the height allowance in mixed zone						
85/2	Broadway Park Residents Society Incorporated	Part 8	Amend part 8 to reduce the maximum height limit on Lot 4 DP 156885 and Lot 5 DP 156885, being the triangular site marking the intersection of the Newmarket rail corridor with the Western rail corridor, from 27m, as noted under part 8.2.1 (i), to 15m						
85/3	Broadway Park Residents Society Incorporated	Part 8	Amend part 8 to <u>delete</u> the bonus height control, as set out in 8.2.1 (ii), as it relates to Lot 4 DP 156885 and Lot 5 DP 156885						
85/4	Broadway Park Residents Society Incorporated	Part 8	Amend part 8 to add a new development control that requires all new development of Lot 4 DP 156885 and Lot 5 DP 156885 to observe a 6 metre yard/buffer between that site and adjoining residential zoned sites where no building or activity, other than for rail purposes, may be permitted within this area						
90/2	Parly Acquisitions Limited	Part 8	If the mixed use zone is to be retained on the block of land defined by Khyber Pass Road, Osbourne Street, Kent Street, York Street and that the mixed use zone provisions applying be amended as follows: <p style="margin-left: 40px;">a. Increase the mixed use FAR limits set out in clause 8.2.3 to provide a basic FAR of 3.5:1 (from 3:1) and a maximum FAR of 5:1 (from 4:1)</p>						

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			<ul style="list-style-type: none"> <li>b. Increase the mixed use height limits set out in clause 8.2.1 to provide a maximum height of 30m (subject to view protection controls within the Operative District Plan).</li> <li>c. Amend the bonus FAR limit for through site lanes set out in clause 8.2.3 from 2:1 to 3:1</li> <li>d. Amend the street and lower level controls set out in clause 8.2.4 with respect to building frontages abutting the street and/or public spaces. Character/scheduled heritage buildings should be exempt from having to comply with this rule. Similarly, the Verandah Controls set out in clause 8.8.1.3 which are proposed to apply to the site should exempt character/scheduled heritage buildings.</li> </ul>
92/11	Westfield (New Zealand) Limited	Part 8	The verandah controls should also enable no verandah to be required where vehicle access is proposed for service vehicles or verandahs higher than 4 m to allow trucks (etc) to pass beneath.
92/14	Westfield (New Zealand) Limited	Part 8	The submitter seeks that clause 8.2.1(i) be deleted and the maximum height provisions under the District Plan be reinstated, or alternatively the maximum height proposed under the bonus provisions of 33m and 21m for the business 3 and 4 zones respectively be provided for as a permitted without any requirement for proposed setback.
92/15	Westfield (New Zealand) Limited	Part 8	The submitter seeks that the maximum storey control in clause 8.2.1(i) be deleted.
92/16	Westfield (New Zealand) Limited	Part 8	The submitter seeks that the permitted and bonus floor area ratios for the business 3 and mixed use zones under the plan modification be retained
92/18	Westfield (New Zealand) Limited	Part 8	The thresholds provisions in clause 8.7.1.1 should be deleted as they relate to business 3 zoned land contained within the Newmarket Growth Area Structure Plan
92/19	Westfield (New Zealand) Limited	Part 8	Clause 8.2.3(i) should be amended to provide that, for retail premises within the business 3 zone in the Newmarket Growth Area, the formula: <b>Site area: 5,714 x 20,000 = threshold area for discretionary activity status</b> is applied to calculate the threshold for discretionary activity status for retail premises.
92/20	Westfield (New Zealand) Limited	Part 8	The threshold provisions should be amended to reflect realistic development parameters that are otherwise envisaged by the business 3 zone.
92/21	Westfield (New Zealand) Limited	Part 8	The submitter seeks that clause 8.2.4(i) be amended to only apply to those sites that are identified as being subject to a "retail frontage" control.
92/22	Westfield (New Zealand) Limited	Part 8	The submitter seeks that clause 8.2.4(ii) be deleted.
97/5	Hayes Metal Refineries and F Hayes and Company Limited	Part 8	To provide for the increased maximum height and maximum storeys within the business 3 and mixed use zones as set out under part 8.2.1 (ii) at the top of page 19 of the plan change, but to delete the bonus height controls with respect to the 45 and 60 degree angle setbacks.
102/1	Rohan and Shanthi Ameratunga Family Trust	Part 8	Oppose the increased height and density in the mixed use zone
103/1	Seccombes Family Trust	Part 8	Oppose the increased height and density in the mixed-use zone

Submission No.	Name	Category	Decision Requested
104/1	Maya Ameratunga Family Trust	Part 8	Oppose the increased height and density in the mixed-use zone
107/2	National Property Trust	Part 8	That Council includes in the plan change a bonus provision for providing a 'retail through linkage' between two road frontages.
108/2	Smith and Caughey Limited	Part 8	That the open space zoning and site use on and adjoining the site at 3 Teed Street is reviewed with a more appropriate zoning applied in order to enable adjoining site redevelopment and refocused use of the current open space area and or alternatively appropriate rules and or statements incorporated in the plan change in order to address the identified impact on the Smith & Caughey's proposed redevelopment.
108/4	Smith and Caughey Limited	Part 8	Inclusion within the bonus criteria for the provision of a covered retail linkage connecting two road frontages.
8/1	Mario Gonzalez	Part 8	There should be less parking, easier pedestrian access, and more intense development over a broader area.
10/1	Newmarket Business Association	Part 8	Auckland City Council needs to address its policies on parking as the onsite carparking requirements are too stringent.
13/2	BA Trustees Limited	Part 8	Amend the plan change by clarifying whether or not Part E Newmarket Growth Area Structure Plan diagram applies to 524 and 526 Parnell Road. If it does not, then the subject sites and locality needs to be deleted from the "outer parking area" notation.
13/3	BA Trustees Limited	Part 8	Amend the plan change to clarify that rule 7.8.2.15, driveways and car parking of the current residential 8 zone development rules applies to 524 and 526 Parnell Road and locality.
16/2	BA Trustees Limited	Part 8	Amend the plan change by clarifying whether or not Part E Newmarket Growth Area Structure Plan diagram applies to 524 and 526 Parnell Road. If it does not, then the subject sites and locality needs to be deleted from the "outer parking area" notation.
16/3	BA Trustees Limited	Part 8	Amend the plan change to clarify that Rule 7.8.2.15, driveways and car parking and Part 12, Transportation of the current residential 8 zone development rules applies to 524 and 526 Parnell Road and locality.
17/2	BA Trustees Limited	Part 8	Amend the plan change by clarifying whether or not Part E Newmarket Growth Area Structure Plan diagram applies to 524 and 526 Parnell Road. If it does not, then the subject sites and locality needs to be deleted from the "outer parking area" notation.
17/3	BA Trustees Limited	Part 8	Amend the plan change to clarify that Rule 7.8.2.15, driveways and car parking of the current residential 8 zone development rules applies to 524 and 526 Parnell Road and locality.
20/1	Auckland Regional Council	Part 8	The removal of minimum on-site parking requirements.
21/2	Mccoll Property Limited	Part 8	Clause 8.2.9 (iii) carparking, should read as a minimum of 1:60 of gross floor area and a maximum of 1:40 gross floor area.
23/3	Finstar Management Limited	Part 8	Exclude sites located within the extremities of the outer parking areas from having to comply with the "maximum" car parking controls.
24/1	B and C Shaw Limited	Part 8	Amend clause 8.2.9 (iv) so that the parking levels specified are a maximum (rather than a

Submission No.	Name	Category	Decision Requested
			minimum) of 1 space per unit for units less than 75m <sup>2</sup> and 2 spaces for units greater than 75m <sup>2</sup> .
38/1	Masfen Holdings Limited	Part 8	Allow new parking ratios but delete the cycle storage provisions in clause 8.2.9
39/1	Masfen Holdings Limited	Part 8	Delete the provisions re:cycle storage in clause 8.2.9
49/2	Grafton Residents Association Incorporated	Part 8	Any parking requirements should not detract from the overall vibrancy of the Newmarket area i.e. should not be clogged with carparking buildings.
53/6	88 Broadway Limited	Part 8	Submitter opposes the parking provisions that are applied to 88 Broadway Limited. For the purposes of this submission 88 Broadway shall be taken to mean Lot1 DP 168497 and Lot 1DP 107126 NA94B/268 and Lot 5 DP 156885 NA94B/268.
53/7	88 Broadway Limited	Part 8	Submitter opposes the street and lower level controls and seeks that these be amended.
59/1	Gadol Corporation Group	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows; To clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (iii) as necessary.
59/2	Gadol Corporation Group	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows: To modify/correct part 8.2.9 (iii) as it relates to required office/industry in the outer car parking area to provide for a minimum of 1 space per 60m <sup>2</sup> of gross floor area and a maximum of 1 space per 40m <sup>2</sup> gross floor area.
59/3	Gadol Corporation Group	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows: To clarify that ground floor activities in the outer car parking area require 1 space per 25 m <sup>2</sup> gross floor area but can provide 1 space per 30m <sup>2</sup> where floor area is in excess of 500m <sup>2</sup> and 80% of the parking is for visitors and customers.
59/4	Gadol Corporation Group	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows: To clarify that sites with <u>frontage</u> onto Broadway, Khyber Pass Road, Nuffield Street or Remuera Road need not provide any parking within the core parking areas. Particular attention is made to amending clause 8.2.9(i) first paragraph to reflect frontage rather than access as the trigger for not requiring any on-site parking.
60/1	Newmarket Dental Group	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows; To clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (iii) as necessary.
60/2	Newmarket Dental Group	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows: To modify/correct part 8.2.9 (iii) as it relates to required office/industry in the outer car parking area to provide for a minimum of 1 space per 60m <sup>2</sup> of gross floor area and a maximum of 1 space per 40m <sup>2</sup> gross floor area.
60/3	Newmarket Dental Group	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows:

Submission No.	Name	Category	Decision Requested
			To clarify that ground floor activities in the outer car parking area require 1 space per 25 m <sup>2</sup> gross floor area but can provide 1 space per 30m <sup>2</sup> where floor area is in excess of 500 m <sup>2</sup> and 80% of the parking is for visitors and customers.
60/4	Newmarket Dental Group	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows: To clarify that sites with <u>frontage</u> onto Broadway, Khyber Pass Road, Nuffield Street or Remuera Road need not provide any parking within the core parking areas. Particular reference is made to amending clause 8.2.9(i) first paragraph to reflect frontage rather than access as the trigger for not requiring any on-site parking.
61/1	Peter Bolot Family Trust	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows; To clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (iii) as necessary.
61/2	Peter Bolot Family Trust	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows; To modify/correct part 8.2.9 (iii) as it relates to required office/industry in the outer car parking area to provide for a minimum of 1 space per 60m <sup>2</sup> of gross floor area and a maximum of 1 space per 40m <sup>2</sup> gross floor area.
61/3	Peter Bolot Family Trust	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows: To clarify that ground floor activities in the outer car parking area require 1 space per 25 m <sup>2</sup> gross floor area but can provide 1 space per 30m <sup>2</sup> where floor area is in excess of 500 m <sup>2</sup> and 80% of the parking is for visitors and customers.
61/4	Peter Bolot Family Trust	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows:To clarify that sites with <u>frontage</u> onto Broadway, Khyber Pass Road, Nuffield Street or Remuera Road need not provide any parking within the core parking areas. Particular reference is made to amending clause 8.2.9(i) first paragraph to reflect frontage rather than access as the trigger for not requiring any on-site parking.
62/1	Teed Street Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (iii) as necessary.
62/3	Teed Street Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that ground floor activities in the outer car parking area require 1 space per 25m <sup>2</sup> gross floor area but can provide 1 space per 30 m <sup>2</sup> where floor area is in excess of 500 m <sup>2</sup> and 80% of the parking is for visitors and customers.
62/4	Teed Street Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that sites with frontage onto Broadway, Khyber Pass Road, Nuffield Street or Remuera Road need not provide any parking within the core parking areas. Particular reference

Submission No.	Name	Category	Decision Requested
			is made to amending clause 8.2.9 (i) first paragraph to reflect frontage rather than access as the trigger for not requiring any on-site parking.
63/1	Zelig Corporation Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (iii) as necessary.
63/2	Zelig Corporation Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To modify /correct part 8.2.9 (iii) as it relates to required office/industry in the outer car parking area to provide for a minimum of 1 space per 60m <sup>2</sup> of gross floor area and a maximum of 1 space per 40 m <sup>2</sup> gross floor area.
63/3	Zelig Corporation Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that ground floor activities in the outer car parking area require 1 space per 25m <sup>2</sup> gross floor area but can provide 1 space per 30 m <sup>2</sup> where floor area is in excess of 500 m <sup>2</sup> and 80% of the parking is for visitors and customers.
63/4	Zelig Corporation Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that sites with frontage onto Broadway, Khyber Pass Road, Nuffield Street or Remuera Road need not provide any parking within the core parking areas. Particular reference is made to amending clause 8.2.9 (i) first paragraph to reflect frontage rather than access as the trigger for not requiring any on-site parking.
64/1	Geffen Holdings Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (iii) as necessary.
64/2	Geffen Holdings Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To modify /correct part 8.2.9 (iii) as it relates to required office/industry in the outer car parking area to provide for a minimum of 1 space per 60m <sup>2</sup> of gross floor area and a maximum of 1 space per 40 m <sup>2</sup> gross floor area.
64/3	Geffen Holdings Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that ground floor activities in the outer car parking area require 1 space per 25m <sup>2</sup> gross floor area but can provide 1 space per 30 m <sup>2</sup> where floor area is in excess of 500 m <sup>2</sup> and 80% of the parking is for visitors and customers.
64/4	Geffen Holdings Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that sites with frontage onto Broadway, Khyber Pass Road, Nuffield Street or Remuera Road need not provide any parking within the core parking areas. Particular reference is made to amending clause 8.2.9 (i) first paragraph to reflect frontage rather than access as the trigger for not requiring any on-site parking.

Submission No.	Name	Category	Decision Requested
65/1	Upland Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (iii) as necessary.
65/2	Upland Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To modify /correct part 8.2.9 (iii) as it relates to required office/industry in the outer car parking area to provide for a minimum of 1 space per 60m <sup>2</sup> of gross floor area and a maximum of 1 space per 40 m <sup>2</sup> gross floor area.
65/3	Upland Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that ground floor activities in the outer car parking area require 1 space per 25m <sup>2</sup> gross floor area but can provide 1 space per 30 m <sup>2</sup> where floor area is in excess of 500 m <sup>2</sup> and 80% of the parking is for visitors and customers.
65/4	Upland Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that sites with frontage onto Broadway, Khyber Pass Road, Nuffield Street or Remuera Road need not provide any parking within the core parking areas. Particular reference is made to amending clause 8.2.9 (i) first paragraph to reflect frontage rather than access as the trigger for not requiring any on-site parking.
66/1	Westir Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (iii) as necessary.
66/2	Westir Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To modify /correct part 8.2.9 (iii) as it relates to required office/industry in the outer car parking area to provide for a minimum of 1 space per 60m <sup>2</sup> of gross floor area and a maximum of 1 space per 40 m <sup>2</sup> gross floor area.
66/3	Westir Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that ground floor activities in the outer car parking area require 1 space per 25m <sup>2</sup> gross floor area but can provide 1 space per 30 m <sup>2</sup> where floor area is in excess of 500 m <sup>2</sup> and 80% of the parking is for visitors and customers.
66/4	Westir Properties Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that sites with frontage onto Broadway, Khyber Pass Road, Nuffield Street or Remuera Road need not provide any parking within the core parking areas. Particular reference is made to amending clause 8.2.9 (i) first paragraph to reflect frontage rather than access as the trigger for not requiring any on-site parking.
67/1	Arrabo Holdings Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clearly provide for reduction or waiver of the parking standards set out within the plan

Submission No.	Name	Category	Decision Requested
			change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (iii) as necessary.
67/2	Arrabo Holdings Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To modify /correct part 8.2.9 (iii) as it relates to required office/industry in the outer car parking area to provide for a minimum of 1 space per 60m2 of gross floor area and a maximum of 1 space per 40 m2 gross floor area.
67/3	Arrabo Holdings Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that ground floor activities in the outer car parking area require 1 space per 25m <sup>2</sup> gross floor area but can provide 1 space per 30 m <sup>2</sup> where floor area is in excess of 500 m2 and 80% of the parking is for visitors and customers.
67/4	Arrabo Holdings Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that sites with frontage onto Broadway, Khyber Pass Road, Nuffield Street or Remuera Road need not provide any parking within the core parking areas. Particular reference is made to amending clause 8.2.9 (i) first paragraph to reflect frontage rather than access as the trigger for not requiring any on-site parking.
68/1	Peter Bolot	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (iii) as necessary.
68/2	Peter Bolot	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To modify /correct part 8.2.9 (iii) as it relates to required office/industry in the outer car parking area to provide for a minimum of 1 space per 60m2 of gross floor area and a maximum of 1 space per 40 m2 gross floor area.
68/3	Peter Bolot	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage as follows; To clarify that ground floor activities in the outer car parking area require 1 space per 25m <sup>2</sup> gross floor area but can provide 1 space per 30 m <sup>2</sup> where floor area is in excess of 500 m2 and 80% of the parking is for visitors and customers.
68/4	Peter Bolot	Part 8	To amend part 8.2.9 in relation to car parking and cycle storage as follows: To clarify that sites with <u>frontage</u> onto Broadway, Khyber Pass Road, Nuffield Street or Remuera Road need not provide any parking within the core parking areas. Particular attention is made to amending clause 8.2.9(i) first paragraph to reflect frontage rather than access as the trigger for not requiring any on-site parking.
69/3	Gregory W Chapman and Bonnie J Chapman	Part 8	Amend Part 8 to clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (ii) as necessary.
69/4	Gregory W Chapman and Bonnie J	Part 8	The drafting of the parking standards is ambiguous, in particular the parking standard for the

Submission No.	Name	Category	Decision Requested
	Chapman		outer carparking area for offices, industry etc should read a " <u>minimum</u> of 1 space per 60m <sup>2</sup> of gross floor area and a <u>maximum</u> of 1 space per 40m <sup>2</sup> of gross floor area".
70/4	Fountain Head Properties Limited	Part 8	Amend Part 8 to clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend Part 8.2.9 (ii) as necessary
70/5	Fountain Head Properties Limited	Part 8	It is unclear whether the sites with frontage to Broadway, Khyber Pass, Nuffield Street and Remuera Road are required to provide parking if they have secondary frontages e.g. Teed Street.
71/3	Wernham Properties Limited	Part 8	Amend part 8 to clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under Part 12.9.1.1 of the District Plan. Amend part 8.2.9 (ii) as necessary
71/4	Wernham Properties Limited	Part 8	<u>Retain</u> the parking standards of part 12 of the Isthmus District Plan, 1999
71/5	Wernham Properties Limited	Part 8	The parking standard for offices, industry etc in the outer parking area should be amended to read a " <u>minimum</u> of 1 space per 60m <sup>2</sup> of gross floor area and a <u>maximum</u> of 1 space per 40 m <sup>2</sup> of gross floor area"
72/3	Ian W Gilles	Part 8	Amend part 8 to clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under part 12.9.1.1 of the District Plan. Amend part 8.2.9 (ii) as necessary
72/4	Ian W Gilles	Part 8	The parking standard for offices, industry etc in the outer parking area should be amended to read a " <u>minimum</u> of 1 space per 60m <sup>2</sup> of gross floor area and a <u>maximum</u> of 1 space per 40 m <sup>2</sup> of gross floor area"
72/5	Ian W Gilles	Part 8	<u>Retain</u> the operative parking standards of part 12 of the Isthmus District Plan, 1999
73/4	The Bagel Property Company Limited	Part 8	Amend part 8 to clarify that sites with frontage onto Broadway, Khyber Pass Road, Nuffield Street or Remuera Road need not provide any parking within the core parking areas. Amend 8.2.9 (i) first paragraph to reflect frontage rather than access as the trigger for not requiring any on-site parking
73/5	The Bagel Property Company Limited	Part 8	To clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary activity under part 12.9.1.1 of the District Plan. Amend part 8.2.9 (ii) as necessary.
73/6	The Bagel Property Company Limited	Part 8	The parking standard for offices, industry etc in the outer parking area should be amended to read a " <u>minimum</u> of 1 space per 60m <sup>2</sup> of gross floor area and a <u>maximum</u> of 1 space per 40 m <sup>2</sup> of gross floor area"
76/3	Dilworth Trust Board	Part 8	The parking controls seem irreverent for the sites at 470 and 480 Broadway.
85/5	Broadway Park Residents Society Incorporated	Part 8	With regard to part 8.2.9 - Car Parking, we ask that where new parking, standards are to be imposed that this be done in conjunction with a review of Council policy relating to the overspill of car parking, from the Newmarket commercial area into adjacent residential streets

Submission No.	Name	Category	Decision Requested
			including a review of current restrictions on roadside parking, and enforcement procedure
85/7	Broadway Park Residents Society Incorporated	Part 8	The introduction of reduced parking standards is opposed
91/1	Parly Acquisitions Limited	Part 8	The submitter seeks to amend the clause 8.2.9 to require no minimum car parking requirement within the core parking area and reduced minima in the outer area
91/2	Parly Acquisitions Limited	Part 8	The submitter seeks that an additional control be added to clause 8.2.9 permitting required carparks to be located off site within 400m of an activity to which they relate as a permitted activity.
92/24	Westfield (New Zealand) Limited	Part 8	The submitter seeks that the table in clause 8.2.9(ii) be amended to increase the maximum on-site parking allowance for activities located on a ground floor and activities not located on the ground floor to 1 space per 20m <sup>2</sup> of GFA. Consequential amendments will be required to the rules under the heading "Restricted discretionary activity" under clause 8.2.9(ii) as, with the amendment proposed, restricted discretionary activity status will no longer be required for a parking rate of 1 space per 20m <sup>2</sup> of GFA for ground floor activities.
92/25	Westfield (New Zealand) Limited	Part 8	The submitter seeks that clause 8.2.9 (iii) be amended to: <ul style="list-style-type: none"> <li>a) Permit a maximum parking allowance of 1 space per 20m<sup>2</sup> GFA for ground floor activities</li> <li>b) Confirm that retail falls under "other activities" in the table in relation to above-ground general retail activities</li> <li>c) Add a new rule in the table to reduce the minimum parking requirement for cinemas that are integrated in comprehensive shopping centre developments to 1 space per 15 seats.</li> </ul>
97/2	Hayes Metal Refineries and F Hayes and Company Limited	Part 8	Amend part 8.2.9 in relation to car parking and cycle storage to clearly provide for reduction or waiver of the parking standards set out within the plan change as a restricted discretionary or discretionary activity under part 12.9.1.1 of the District Plan. Amend part 8.2.9 (iii) as necessary.
97/3	Hayes Metal Refineries and F Hayes and Company Limited	Part 8	To amend part 8.2.9 (iii) as it relates to required office/industry in the outer car parking area to provide for a minimum of 1 space per 60m <sup>2</sup> of gross floor area and a maximum of 1 space per 40m <sup>2</sup> gross floor area.
97/4	Hayes Metal Refineries and F Hayes and Company Limited	Part 8	Amend part 8.2.9 to clarify that ground floor activities in the outer car parking area require 1 space per 25 m <sup>2</sup> gross floor area but can provide 1 space per 30 m <sup>2</sup> where floor area is in excess of 500 m <sup>2</sup> and 80% of the parking is for visitors and customers.
107/1	National Property Trust	Part 8	The 1000m <sup>2</sup> threshold as it applies to minimum carparking provision is increased from 1000m <sup>2</sup> to 3500m <sup>2</sup> .
108/1	Smith and Caughey Limited	Part 8	Amend the 'no minimum' carparking provision so that the minimum 1000m <sup>2</sup> threshold, as it applies to minimum carparking provision, is increased from 1000m <sup>2</sup> to 3500m <sup>2</sup> .

Submission No.	Name	Category	Decision Requested
112/1	Sylvia Park Business Centre Limited	Part 8	That clause 8.2.9 of Plan Modification 196 be amended by removing the requirements for maximum numbers of on-site car parks.
116/1	The Strand Trust	Part 8	Accept the plan change, particularly the identification of a car parking area and the associated parking ratios.
18/3	AMP Capital Investors	Part 9	Amend the traffic related objectives and policies so as to not unnecessarily constrain the use and development of the site at 314-390 Khyber Pass Road.
30/2	Ontrack	Part 9	Clarify clause 9.2 to recognise that any future connection through to Carlton Gore Road will need to be grade separated.
30/3	Ontrack	Part 9	Add a policy into clause 9.2 which recognises that master planning and development of the Lion Nathan site needs to be carried out in such a way that adequate opportunities for safe crossing of the rail corridor are provided for and measures are taken to prevent trespass within the corridor.
49/1	Grafton Residents Association Incorporated	Part 9	In respect of the proposed comprehensive development of 314-390 Khyber Pass Road, the submitter seeks objectives, policies, rules and criteria which expressly provide for a percentage (say 10-20%) of the area to be expressly allocated towards affordable housing.
49/8	Grafton Residents Association Incorporated	Part 9	The submitter is generally supportive of the comprehensive development requirements for the Lion Breweries site.
18/7	AMP Capital Investors	Part 9	A re-draft of the plan change wording to make it clear that the Comprehensive Development Plan process manages the quantum and mix of activities that can establish on the site.
18/8	AMP Capital Investors	Part 9	Insert a new rule which permits up to 40,000m <sup>2</sup> of retail GFA on the site.
92/26	Westfield (New Zealand) Limited	Part 9	That the proposed provisions relating to the site at 314-390 Khyber Pass Road be amended such that it is clear that an application for a comprehensive development plan (as a discretionary activity) is required to include activities that are consistent with those provided for by table 8.7.7. Where such activities are not consistent, then an application for a comprehensive development plan is otherwise classified as a non complying activity.
114/9	New Zealand Historic Places Trust	Part 9	The Lion Brewery site be assessed for any surviving buildings, structures or features of heritage or character interest, given the site's local and national significance.
30/4	Ontrack	Part 9	Add a criterion under clause 9.6.1(i) which requires consideration be given to the extent to which the comprehensive development plan responds appropriately to the adjacent rail corridor in terms of providing for safe crossing, avoiding trespass, and avoiding visual and aural reverse sensitivity effects
30/5	Ontrack	Part 9	Clarify clause 9.6.1(iv)(e) to recognise that any crossing to link Carlton Gore Road will need to be grade separated.
37/2	Dean Ellwood, Warwick James and Jennifer Goulding-James	Part 9	Require assessment of any comprehensive development of the Lion Breweries site to have regard for the effect of air emissions on the proposed development, the development's impact on air emissions, any mitigation measures to minimize adverse effects of new development on

Submission No.	Name	Category	Decision Requested
			health of the community, the quality of the environment and the effect of vehicular emissions on the health of users of the reserves.
92/27	Westfield (New Zealand) Limited	Part 9	That the provisions at clause 9.6.1 be amended to include further assessment criteria requiring consideration of the effects of the location and intensity of nominated activities (as provided for by table 8.7.7), by way of suitable cross referencing to clause 8.7.7.3.
114/11	New Zealand Historic Places Trust	Part 9	Amend the assessment criteria for character buildings (7.2.2) and for comprehensive development plans and development controls in 9.0 Comprehensive Development - 314-390 Khyber Pass Road so as to ensure the appropriate protection of any heritage buildings, structures or features.
18/4	AMP Capital Investors	Part 9	Amend rule 9.7.1(i) to enable flexibility in site layout and design in particular, by removing requirements for east/west link across the site and a minimum of the 2500m <sup>2</sup> areas of open space.
18/5	AMP Capital Investors	Part 9	Amendment to rule 9.7.1 (ii) to enable additional GFA to be established on the site.
18/6	AMP Capital Investors	Part 9	Amend rule 9.7.1 (iii) to increase the maximum height, in particular provide opportunity for landmark buildings and to align with the maximum number of storeys permitted. The particular heights sought are <ul style="list-style-type: none"> <li>• Area A = maximum 24m/ 6 storeys (except for the area to which the volcanic cone height restrictions apply)</li> <li>• Area B = maximum 32m / 8 storeys</li> <li>• Areas C and D = maximum 48m / 12 storeys</li> </ul>
55/1	Melanesian Mission Trust Board Limited	Part 9	Amend the plan change to clarify (or compensate for) the potential effects of the road link shown on figure 3 on the site at 77 Carlton Gore Road.
10/2	Newmarket Business Association	Miscellaneous	Auckland City Council needs to address its strident policy on development contributions.
32/2	Wallace Flats Limited	Miscellaneous	There needs to be some incentive or compensation for the owners of character buildings.
32/3	Wallace Flats Limited	Miscellaneous	Auckland City Council must engage with meaningful consultation with affected parties
49/3	Grafton Residents Association Incorporated	Miscellaneous	The Auckland City Council acquire or designate the northern side of Khyber Pass Road (from Broadway) in order to make future provision for transport/light rail
49/4	Grafton Residents Association Incorporated	Miscellaneous	Proper provision should be made for pedestrian usage.
49/6	Grafton Residents Association Incorporated	Miscellaneous	Auckland City Council should expressly provide for reserves/open space in the plan change, either by expressly designating a property or properties for acquisition by Council, or by expressly allocating reserve monies for such allocation.
49/7	Grafton Residents Association Incorporated	Miscellaneous	Greater thought and provision should be given towards development incentives, which create incentives for comprehensive redevelopment to recognise the significance of passive recreation/pedestrian/public areas to overcome the present shortage of reserves/open space.

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50/2	Rex Owen and Marlene D Webb	Miscellaneous	Limit non residential parking and traffic in Seccombes Road
50/3	Rex Owen and Marlene D Webb	Miscellaneous	Commitment that any additional residential will not in anyway cause further noise increase day and night that could affect our sleep or health, over and above current noise levels.
56/2	Remuera Heritage Incorporated	Miscellaneous	A full heritage assessment is required of all that area within the Remuera district, which is proposed for re-zoning.
83/2	Luke Nine	Miscellaneous	Extend heritage classification/protection to the area between Sarawia, Cowie and Ayr Streets on Parnell Road
83/3	Luke Nine	Miscellaneous	Avoid high density residential on main arterial roads
85/6	Broadway Park Residents Society Incorporated	Miscellaneous	That Broadway Park residents be directly involved in any future consultative process to ensure involvement in future changes to the Newmarket area.
89/2	Tui Downie and Lauriston Trust	Miscellaneous	Supports amendments proposed by the protection society.
102/2	Rohan and Shanthi Ameratunga Family Trust	Miscellaneous	On Seccombes Rd, Auckland City Council should restrict traffic (where possible) and long term parking to residents only
102/3	Rohan and Shanthi Ameratunga Family Trust	Miscellaneous	Special provision should be made to access Newmarket Primary School and to ensure children's safety from vehicle traffic
103/2	Seccombes Family Trust	Miscellaneous	On Seccombes Rd, Auckland City Council should restrict traffic (where possible) and long term parking to residents only
103/3	Seccombes Family Trust	Miscellaneous	Special provision should be made to access Newmarket Primary School and to ensure children's safety from vehicle traffic.
104/2	Maya Ameratunga Family Trust	Miscellaneous	On Seccombes Rd, Auckland City Council should restrict traffic (where possible) and long term parking to residents only.
104/3	Maya Ameratunga Family Trust	Miscellaneous	Special provision should be made to access Newmarket Primary School and to ensure children's safety from vehicle traffic
114/1	New Zealand Historic Places Trust	Miscellaneous	The plan change be adopted subject to amendments relating to the protection Newmarket's historic heritage.
114/2	New Zealand Historic Places Trust	Miscellaneous	Provide a list of addresses or a table making clear which buildings are character buildings within the proposed structure plan.
114/3	New Zealand Historic Places Trust	Miscellaneous	Provide an explanation for the selection of character buildings and selection criteria to guide the inclusion of additional character buildings in the future.
114/7	New Zealand Historic Places Trust	Miscellaneous	Amend the following parts of the structure plan text to: <ul style="list-style-type: none"> <li>• 5.3 Resource Management Objectives and polices: amended first bullet point to read as follows: By encouraging the retention of the character buildings <u>and cultural heritage items</u> within Newmarket;</li> <li>• 6.2 Business 3 and Mixed Use Zones: amend proposed activities table as follows: Demolition or removal of a character building or <u>cultural heritage item</u></li> </ul>

Submission No.	Name	Category	Decision Requested
			<ul style="list-style-type: none"> <li>7.2.2 Assessment Criteria: Character buildings: retitle as follows: Character Buildings and Cultural Heritage Items.</li> <li>7.2.2 Assessment Criteria: Character Buildings: introduce new criterion as follows: (iii) Cultural heritage items. The extent to which: a) the cultural heritage item derives its cultural heritage values from its current location; b) the extent to which the cultural heritage item contributes to the character of the streetscape or public place in its current location; c) the new location for the cultural heritage item will remedy or mitigate its removal from its current location.</li> <li>9.0 Comprehensive Development - 314-390 Khyber Pass Road: introduce additional requirements for the assessment criteria for comprehensive development plans and development controls similar to those sought immediately above to ensure that the Captain Cook statue is retained in an appropriate location.</li> </ul>
114/14	New Zealand Historic Places Trust	Miscellaneous	A new assessment criterion should be introduced into 7.2.1 (i) General and as follows: the proposal avoids, remedies or mitigates adverse effects on archaeological resources in accordance with the recommendations of an archaeological assessment.
114/15	New Zealand Historic Places Trust	Miscellaneous	Consultation with tangata whenua be undertaken to identify if any sites of significance to Maori are within the proposed plan change area.
114/16	New Zealand Historic Places Trust	Miscellaneous	Any sites of significance to Maori should be appropriately marked within the District Plan (perhaps scheduled) and appropriate mechanisms provided to ensure their cultural heritage values are protected.
1/1	James A Horrocks	Part A	Extend the residential 8c zoning to include 74-80 Remuera Road.
2/1	Suncern Properties (Khyber Pass) Limited	Part A	Oppose the rezoning of the sites at 2-8 Osborne Street and 481-487 Khyber Pass Road from business 3 to mixed use.
3/1	Andrew Yi	Part A	6a zone to remain 6a (no specific sites identified).
4/1	The Newmarket Protection Society	Part A	That rezoning proposals for the areas east of Middleton Road, specifically changes from residential 6a and 7c to residential 8c, within the block bounded by Mamie Street, Middleton Road, Remuera Road and Belmont Terrace and encompassing Lauriston Avenue be deleted.
4/2	The Newmarket Protection Society	Part A	That the areas west of Middleton Road generally known as Broadway Park and collectively zoned residential 7b and 7c be rezoned as residential 8c.
5/1	Vector Limited	Part A	The zoning of 9 Edgerley Avenue, Newmarket be amended so that the zoning is mixed use (instead of the residential 8c proposed by the plan change) .
6/1	Warren and Sally Dalzell	Part A	Protests particularly at the proposed 5 storey heights at 3 and 5 Mamie Street, along the northern side of Lauriston Avenue, and the eastern side of Middleton Road.
7/1	Owen L Lockerbie	Part A	That rezoning proposals for areas east of Middleton Road specifically changes from residential 6a and 7c to residential 8c, within the block bounded by Mamie Street, Middleton Road,

Submission No.	Name	Category	Decision Requested			
			Remuera Road and Belmont Terrace and encompassing Lauriston Avenue be deleted.			
7/2	Owen L Lockerbie	Part A	That the areas west of Middleton Road generally known as Broadway Park and collectively zoned residential 7b and 7c be rezoned as residential 8c.			
9/1	Ross Vernall Family Trust	Part A	Rezone the site at 41-43 Gillies Avenue to reflect the actual situation (being commercial purposes).			
9/2	Ross Vernall Family Trust	Part A	Oppose plan change as it is changing period housing to mixed use and does not develop areas along main traffic routes to utilize public transport.			
19/1	Auckland City Council	Part A	That Part A of proposed plan change 196 - Newmarket Growth Area Structure Plan be amended by annotating the map to show that the site at 50 Gillies Avenue, Epsom is to be rezoned from residential 2a to business 3.			
19/3	Auckland City Council	Part A	That Part A of proposed plan change 196 - Newmarket Growth Area Structure Plan be amended by annotating the map to show that the rear portion of the site at 277-305 Broadway is to be rezoned from business 4 to business 3 (rather than from business 4 to mixed use as was notified).			
26/1	B and C Shaw Limited	Part A	To adopt and implement the plan change, including rezoning of the eastern portion of 70 Gillies Avenue (Lot 2 DP 3131509) from residential 6a to residential 8c (diagram provided).			
28/1	B and C Shaw Limited	Part A	To adopt and implement the plan change, subject to rezoning of the following properties (as identified on the attached diagram) from residential 7a to mixed use. Address 9 Edgerley Avenue 11 Edgerley Avenue 15 Edgerley Avenue			
52/1	Tara Nathan	Part A	Accept the proposed rezoning of residential zones 6a, 7a, 7b and 7c to residential 8c.			
56/1	Remuera Heritage Incorporated	Part A	The proposed rezoning of land on Belmont Terrace to residential 8c is opposed.			
58/2	Real Estate Institute of New Zealand	Part A	Rezone 29 Gillies Avenue, and other sites in the vicinity, some form of business or mixed use zoning i.e business 3 or 4 or mixed use (plan of land to be rezoned has been supplied).			
76/1	Dilworth Trust Board	Part A	Oppose the rezoning of 470 and 480 Broadway from business 4 to mixed use			
77/1	Samson Corporation Limited and Sterling Nominees Limited	Part A	That the property at 27 Gillies Avenue is rezoned from residential 6b to the mixed use zone			
77/4	Samson Corporation Limited and Sterling Nominees Limited	Part A	That the property at 27 Gillies Avenue is rezoned to business 3, with corresponding amendments such as those set out as follows: Part 8.0 Development Controls of the proposed change be modified as follows:: i. In the table at Rule 8.2.1 (i), add a new row at the bottom of the table, stating: <table border="1" data-bbox="1010 1332 1861 1401"> <tr> <td>Business 3 sites with frontage to the western side of Gillies Avenue</td> <td>21</td> <td>6</td> </tr> </table>	Business 3 sites with frontage to the western side of Gillies Avenue	21	6
Business 3 sites with frontage to the western side of Gillies Avenue	21	6				

Submission No.	Name	Category	Decision Requested			
			<p>ii. In the table at Rule 8.2.1 (ii), add a new row at the bottom of the table, stating:</p> <table border="1"> <tr> <td><u>Business 3 sites with frontage to the western side of Gillies Avenue</u></td> <td><u>27</u></td> <td><u>8</u></td> </tr> </table>	<u>Business 3 sites with frontage to the western side of Gillies Avenue</u>	<u>27</u>	<u>8</u>
<u>Business 3 sites with frontage to the western side of Gillies Avenue</u>	<u>27</u>	<u>8</u>				
77/5	Samson Corporation Limited and Sterling Nominees Limited	Part A	Submitter supports the inclusion of the properties south of 27 Gillies Avenue and north of the Gillies Avenue off ramp in the mixed use zone or other business zone.			
78/1	Keryn and Brenda Corrigan	Part A	Accept the plan change but opposes the rezoning of the land shown to be rezoned from residential 7a to residential 8c and residential 7b to residential 8c (particularly land block bordered by Remuera Road; Middleton Road; Lauriston Avenue and Mamie Street as shown on map).			
79/1	Tony and Suzanne Waldegrave	Part A	Accept the plan change but objects to that part of the plan to change the residential 6a zoning to residential 8c for the land that is contained within the streets bounded by Lauriston Avenue, Middleton Road and Mamie Street.			
80/1	Fiona McCauley	Part A	Oppose the rezoning of the residential area bounded by Remuera Road, Middleton Road, Mamie Street and Belmont Terrace (including Lauriston Avenue) from residential 6a, residential 6b and residential 7c to residential 8c.			
82/1	Anne Martin	Part A	Oppose the rezoning of parts of Newmarket area specifically Remuera Road, Middleton Road, Lauriston Avenue, Mamie Street, Belmont Terrace to residential 8c.			
83/1	Luke Nine	Part A	Oppose the introduction of 8c zone between Sarawia Street to Cowie Street to Ayr Street on Parnell Road			
84/1	Stephen Oxton Family Trust	Part A	That the property on the corner of Carlton Gore Road and Park Road be included in the plan change.			
84/2	Stephen Oxton Family Trust	Part A	The entire corner of Park Road and Carlton Gore Road should be zoned multiple use.			
84/3	Stephen Oxton Family Trust	Part A	Supports rezoning of 102 and 104 Park Road from residential 7c to residential 8c.			
86/1	Patricia McLean	Part A	Oppose the residential 8c proposals for the Mamie Street corner and the northern side of Lauriston Avenue.			
88/1	Tom Keenan Trust	Part A	100% in favour of this proposed rezoning from residential 6a to 8c on 27 and 29 Middleton Road and also other properties on this side of the road.			
89/1	Tui Downie and Lauriston Trust	Part A	That the rezoning of areas east of Middleton Road to residential 8c be deleted e.g. the block bounded by Mamie Street, Middleton Road, Remuera Road and Belmont Terrace and encompassing Lauriston Avenue.			
90/1	Parly Acquisitions Limited	Part A	That the business 3 zone be reinstated on the block of land defined by Khyber Pass Road, Osbourne Street, Kent Street, York Street with the same height and FAR property apply to other business 3 sites within Newmarket.			
92/4	Westfield (New Zealand) Limited	Part A	The submitter seeks that the western end of the 277 block be rezoned to business 3.			
92/5	Westfield (New Zealand) Limited	Part A	The submitter seeks that Coventry Lane be zoned to business 3.			
92/6	Westfield (New Zealand) Limited	Part A	The submitter seeks that the Hercules House be rezoned from residential 2a to business 3			

Submission No.	Name	Category	Decision Requested
			zone and for map no.1 to be amended accordingly.
93/1	Magenta Investments Limited	Part A	Rezone 1 Seccombes Road and 1 Gillies Avenue, to mixed use (map supplied)
94/1	Mark A Sumich Limited	Part A	That the proposed residential 8c zone be extended to the east along Remuera Road so that it takes in the properties located at 74-80 Remuera Road
95/1	Judy McGaffin of 76 Limited	Part A	That the proposed residential 8c zone be extended to the east long Remuera Road so that it takes in the properties located at 74-80 Remuera Road
96/1	James Horrocks	Part A	That the proposed residential 8c zone be extended to the east along Remuera Road so that it takes in the properties located at 74-80 Remuera Road
97/1	Hayes Metal Refineries and F Hayes and Company Limited	Part A	Retain the business 3 zoning where proposed to be rezoned mixed use as shown on part A of the plan change.
100/1	Marlyn Whelan	Part A	Oppose the rezoning of residential areas from residential 6a, residential 7b, residential 7c, to residential 8c on Belmont Terrace, Middleton Road, Lauriston Avenue and Mamie Street.
105/1	James E Redding	Part A	Retain the existing zoning in Mamie Street i.e. it remains residential 6a.
110/1	Graeme and Felicity Kidd	Part A	Oppose the residential 8c zoning of Middleton Road, Lauriston Avenue and Mamie Street
113/2	Newmarket Protection Society	Part A	Opposes the zoning changes from existing residential 6a and 7c to a more intensive living zone named residential 8c, particularly in the Maime Street, Lauriston Avenue and Remuera Road area.
2/2	Suncern Properties (Khyber Pass) Limited	Part B	Oppose the addition of frontage and verandah controls to 2-8 Osborne Street and 481-487 Khyber Pass Road.
47/1	Masfen Holdings Limited	Part B	Delete the verandah and retail frontage control from the site at 61-73 Davis Crescent
92/9	Westfield (New Zealand) Limited	Part B	The submitter seeks that the proposed retail frontage controls be amended on Mortimer Pass, Morrow Street, and Nuffield Street, to the positions shown on the plan supplied.
92/10	Westfield (New Zealand) Limited	Part B	The submitter seeks that the proposed verandah controls be amended on Mortimer Pass and Morrow Street, to the positions shown on the plan supplied.
58/1	Real Estate Institute of New Zealand	Part C	Include the site at 29 Gillies Avenue in the Newmarket Growth Structure Plan Area.
77/2	Samson Corporation Limited and Sterling Nominees Limited	Part C	That the property at 27 Gillies Avenue is included in the area proposed to be subject to Annotation 62 and identified as D09-62 in Appendix A to the planning maps (the Newmarket Growth Area Structure Plan).
93/2	Magenta Investments Limited	Part C	Provisions providing more compatible activity and development controls should be provided for the sites at 1 Seccombes Road and 1 Gillies Avenue (map supplied).
13/1	BA Trustees Limited	Part E	Delete 524 and 526 Parnell Road from Part E amendment to Appendix B to the planning maps, Map D09-62 Newmarket Growth Area Structure Plan Diagram and the outer parking area.
16/1	BA Trustees Limited	Part E	Delete 524 and 526 Parnell Road from Part E, Amendment to Appendix B to the planning maps, Map D09-62 Newmarket Growth Area Structure Plan diagram and the outer parking

Submission No.	Name	Category	Decision Requested
			area.
17/1	BA Trustees Limited	Part E	Delete 524 and 526 Parnell Road from Part E Amendment to Appendix B to the planning maps, Map D09-62 Newmarket Growth Area Structure Plan Diagram and the Outer Parking Area.
19/2	Auckland City Council	Part E	That Part E of proposed plan change 196 - Newmarket Growth Area Structure Plan be amended by identifying the site at 86 Broadway, Newmarket is within the "core parking area".
20/2	Auckland Regional Council	Part E	The acknowledgement of the heritage value of the railway station and signal box, either by their identification as character buildings within Proposed Plan Change 196, or by committing to schedule these structures at their new location through a future plan change.
20/3	Auckland Regional Council	Part E	The submitter would support the scheduling of additional items within Newmarket centre, particularly those listed as category A or B in the 1996 Newmarket Heritage Study.
32/1	Wallace Flats Limited	Part E	Opposes the identification of 270-278 Broadway as a Character Building in D09-62 Newmarket Growth Area Structure Plan Diagram.
48/8	Tram Lease Limited	Part E	The character building notation for 2 Nuffield Street, Newmarket, be deleted from Part E: Amendment to Appendix B to the planning maps, and the amended map be revised accordingly.
53/2	88 Broadway Limited	Part E	That the whole of 88 Broadway be included in the Core Parking District but be able to be accessed off of Broadway. For the purposes of this submission 88 Broadway shall be taken to mean Lot 1 DP 168497 and Lot 1 DP 107126 NA94B/268 and Lot 5 DP 156885 NA 94B/268.
70/1	Fountain Head Properties Limited	Part E	Include the block bounded by Broadway, Mahuru Street, Nuffield Street and Balm Street within the core parking area as shown on part E of the plan change.
73/1	The Bagel Property Company Limited	Part E	Amend Part E - 'Amendment to Appendix B to the planning maps', with respect to the Core Parking area so as to include the block bounded by Broadway, Mahuru Street, Nuffield Street and Balm Street within the Core Parking Area.
76/2	Dilworth Trust Board	Part E	Oppose the inclusion of 470 and 480 Broadway in outer parking area
91/3	Parly Acquisitions Limited	Part E	Include all of the block of land defined by Khyber Pass, Osbourne Street, Kent Street and York Street within core parking area.
92/7	Westfield (New Zealand) Limited	Part E	The submitter seeks that the classification of a character building on the Mercury Site on the eastern side of Nuffield Street be removed.
92/23	Westfield (New Zealand) Limited	Part E	The submitter seeks that, if the core parking area is to extend over the 277 Block as proposed by the plan modification, the map at Appendix B be amended to clearly state that the core parking area extends 33.5, westward from the property boundary on Broadway.
111/1	Richard C Galloway	Part E	Exclude the properties on the west side of McColl Street and the south side of Roxburgh Street from the plan change (map provided) so that the existing regulations are retained.
114/4	New Zealand Historic Places Trust	Part E	Identify all proposed scheduled heritage buildings as character buildings in Part E:

Submission No.	Name	Category	Decision Requested
			Amendment to Appendix B to the planning maps - D09-62 Newmarket Growth Area Structure Plan Diagram.
114/5	New Zealand Historic Places Trust	Part E	<p>That the buildings in the following list are identified as character buildings in Part E: Amendment to Appendix B to the planning maps - D09-62 Newmarket Growth Area Structure Plan Diagram:</p> <ul style="list-style-type: none"> <li>• Olympic Pool, Broadway (category A);</li> <li>• Tudor Court, 73b Carlton Gore Road (category A);</li> <li>• Khyber House, 477 Khyber Pass Road (category A);</li> <li>• Newmarket Railway Station (category A);</li> <li>• Newmarket Railway Signal box (category A);</li> <li>• House, 71 Carlton Gore Road (category B);</li> <li>• Carlton Flats, 73c Carlton Gore Road (category B);</li> <li>• Former CCG Industries Building, 33 Crowhurst Street (category B);</li> <li>• Daytone House, 53 Davis Crescent (category B);</li> <li>• Officers' Club of New Zealand, 15 Edgerley Street (category B);</li> <li>• 29 George Street (category B);</li> <li>• 31 George Street (category B);</li> <li>• Redpaths, corner Gillies Avenue and Morrow Street (category B);</li> <li>• Former Occasions (now Lone Star, corner Kent Street and York Street (category B);</li> <li>• House, 22 Morgan Street (category B);</li> <li>• Dominion Motors (former Levenes), Mortimer Pass (category B);</li> <li>• Sunola, 2 Railway Street (category B);</li> <li>• Building (former Quality Mens &amp; Ladies Clothing), corner Short Street and Davis Crescent (category B);</li> <li>• Ryecroft, 2 Sarawia Street (category B): and</li> <li>• Hayes Building, Teed Street (category B).</li> </ul>
114/6	New Zealand Historic Places Trust	Part E	<p>Identify the following as 'cultural heritage items' on Part E: Amendment to Appendix B to the planning maps - D09-762 Newmarket Growth Area Structure Plan Diagram:</p> <ul style="list-style-type: none"> <li>• War memorial, corner of Broadway and Davis Crescent (category A);</li> <li>• Captain Cook statues, Khyber Pass Road (category A);</li> <li>• Sculpture, Lumsden Park (category A); and</li> <li>• Cannon, Lumsden Park (category A).</li> </ul>
114/8	New Zealand Historic Places Trust	Part E	The buildings listed below are assessed by the Council and considered for inclusion as

Submission No.	Name	Category	Decision Requested
			<p>character buildings within Part E: Amendment to Appendix B to the planning maps - D09-62 Newmarket Growth Area Structure Plan Diagram;</p> <ul style="list-style-type: none"> <li>• Houses, Cowie Street;</li> <li>• 3 shops, 10 - 12 Broadway;</li> <li>• Newmarket Police Station, corner Middleton Road and Remuera Road;</li> <li>• Police House adjacent in Middleton Road;</li> <li>• House, 62 Remuera Road;</li> <li>• 2 and 4 Teed Street;</li> <li>• 366-370 Broadway;</li> <li>• Newmarket Working Men's Club, 3 Crowhurst Street;</li> <li>• Centrepoint Fabrics, 26 Morrow Street (also fronts onto Eden Street);</li> <li>• Morgan Street Gallery, 9 Morgan Street;</li> <li>• Former AEPB Workshop and Garage, Nuffield Street; and</li> <li>• 33 George Street</li> </ul>
114/10	New Zealand Historic Places Trust	Part E	If any heritage buildings, structures or features are identified on the Lion Brewery site, that these be included as character buildings in Part E: Amendment to Appendix B to the planning maps - D09-62 Newmarket Growth Area Structure Plan Diagram or in the heritage schedule.
114/13	New Zealand Historic Places Trust	Part E	Any properties with high archaeological potential should be identified in part E: Amendment to Appendix B to the planning maps - D09-62 Newmarket Growth Area Structure Plan Diagram.
48/7	Tram Lease Limited	Part F	<ul style="list-style-type: none"> <li>▪ The definition of "Vacant sites" be amended so that sites may remain vacant for up to 2 years;</li> <li>▪ That a definition of "Character buildings" be inserted in part 13 of the plan, namely: <ul style="list-style-type: none"> <li>a) "Character buildings" means those buildings identified on the planning maps as character buildings by virtue of the combined characteristics of their architectural design or appearance and activities and the contribution that such characteristics make to the special character of the streetscape as a whole.</li> </ul> </li> </ul>
92/17	Westfield (New Zealand) Limited	Part F	The submitter seeks that new definitions are added to Westfield's satisfaction to clarify the meaning of "cycle and pedestrian ways" and "through site lanes".
114/12	New Zealand Historic Places Trust	Part F	An archaeological assessment is carried out for the proposed plan change area to identify those properties with high archaeological potential.
10/3	Newmarket Business Association	Whole plan change	Supports residential 8c zoning, increased height and development potential in business 3 and mixed use zones and the rezoning of business 4 areas to mixed use.
22/5	Matthew Paetz	Whole plan change	Approve plan change with amendments

Submission No.	Name	Category	Decision Requested
23/4	Finstar Management Limited	Whole plan change	Approve the plan change with amendments
29/1	B and C Shaw Limited	Whole plan change	To adopt and implement the plan change in its entirety.
31/1	Vodafone New Zealand Limited	Whole plan change	<p>Introduce provisions that:</p> <ul style="list-style-type: none"> <li>• Are necessary to achieve the purpose of the Resource Management Act 1991 and are justified in resource management terms</li> <li>• Take a more balanced approach to the promotion of sustainable management, rather than focusing primarily on urban design issues, in order to enable people and the community to provide for their social, economic and cultural well-being.</li> <li>• Give clear recognition to the importance of network utility services to the economic viability and growth of Newmarket and the well-being of the community.</li> <li>• Reduce the need for resource consents associated with the maintenance, installation and operation of network utility services.</li> <li>• Recognise that the maintenance and provision of network utility services is an important resource management issue and strategy for the successful growth of Newmarket.</li> <li>• Introduce new objectives, policies, rules and assessment criteria that recognise and provide for network utility services and acknowledge their importance for the functioning of Newmarket as a significant commercial centre</li> <li>• Introduce new objectives, policies, rules and assessment criteria that address the issue of reverse sensitivity between various activities</li> </ul>
33/1	ING Property Trust Number 4 Limited	Whole plan change	Approve the plan change as proposed
34/1	Lornie Properties Limited	Whole plan change	Approve the plan change as proposed
48/1	Tram Lease Limited	Whole plan change	Opposes the proposed plan modifications in relevant part and seeks that the proposed plan modifications be withdrawn.
54/1	Auckland Regional Transport Authority (ARTA)	Whole plan change	That the proposed plan change be adopted
59/6	Gadol Corporation Group	Whole plan change	To adopt parts 1-5 of the plan modification as proposed.
60/6	Newmarket Dental Group	Whole plan change	To adopt parts 1-5 of the plan modification as proposed.
61/6	Peter Bolot Family Trust	Whole plan change	To adopt parts 1-5 of the plan modification as proposed.

Submission No.	Name	Category	Decision Requested
62/6	Teed Street Properties Limited	Whole plan change	To adopt parts 1 -5 of the plan modification as proposed.
63/6	Zelig Corporation Limited	Whole plan change	To adopt parts 1-5 of the plan modification as proposed.
64/6	Geffen Holdings Limited	Whole plan change	To adopt parts 1-5 of the plan modification as proposed.
66/6	Westir Properties Limited	Whole plan change	Adopt parts 1-5 of the plan modification as proposed.
67/6	Arrabo Holdings Limited	Whole plan change	Adopt parts 1-5 of the plan modification as proposed.
68/6	Peter Bolot	Whole plan change	Adopt parts 1-5 of the plan modification as proposed.
69/5	Gregory W Chapman and Bonnie J Chapman	Whole plan change	Adopt parts 1-5 of the plan modification as proposed.
70/6	Fountain Head Properties Limited	Whole plan change	Adopt parts 1-5 of the plan modification as proposed
71/6	Wernham Properties Limited	Whole plan change	Adopt parts 1-5 of the plan modification as proposed.
72/6	Ian W Gilles	Whole plan change	Adopt parts 1-5 of the plan modification as proposed.
74/1	Transit New Zealand	Whole plan change	<ul style="list-style-type: none"> <li>a) That ACC engage in meaningful consultation with Transit over the zoning of its landholdings</li> <li>b) That the ACC acknowledge the potential for reverse sensitivity effects on Transit in the Plan Modification</li> <li>c) That ACC engage (at their own expense) a traffic engineer to assess in detail the future development of the Newmarket area and how this will affect traffic flows in and around the area - having particular regard to SH1 and its on/off ramps. This traffic engineer shall be engaged in consultation with Transit specifically to ensure that; (a) Transit approves of the person/organisation chosen; and (b) that Transit is closely involved in briefing the traffic engineer.</li> <li>d) That the ACC recognise that the replacement of the Newmarket Viaduct is imminent, and that this will have a significant impact on the future land uses immediately under and around the area</li> <li>e) That the ACC consider extending the Framework area further to the south</li> <li>f) That the ACC consider incorporating the open space area into the Plan Change</li> </ul>
75/1	Peter G Buchanan	Whole plan change	Withdraw plan change 196 and require officers to work in partnership with the community and other stakeholders so that a more satisfactory plan change can be formulated.

<b>Submission No.</b>	<b>Name</b>	<b>Category</b>	<b>Decision Requested</b>
80/2	Fiona McCauley	Whole plan change	Decline the plan change in its entirety
81/2	Lawrence Bradley and Joy Johns	Whole plan change	Council should reject modifications in Plan 196
85/8	Broadway Park Residents Society Incorporated	Whole plan change	Adopt parts 1-5 of the plan modification as proposed.
87/1	Seccombes Area Residents and Ratepayers Association	Whole plan change	Oppose the plan change in its entirety and require Auckland City Council to work with the community to formulate a more satisfactory one.
92/1	Westfield (New Zealand) Limited	Whole plan change	Decline the Plan Modification in its present form.
92/2	Westfield (New Zealand) Limited	Whole plan change	The submitter seeks that the objectives and policies of the plan modification be adopted in so far as they recognise the importance of retail and business enhancement and facilitate growth, as an integral element of the Newmarket environment.
101/1	Averil J Hellyer	Whole plan change	Oppose the plan change in its entirety