

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 26

**Clarifying the relationship between the
Special Character Areas Overlay and
underlying zone provisions**

SUMMARY OF DECISIONS REQUESTED

Enclosed:

- **Explanation**
- **Summary of Decisions Requested**

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by 19 September 2019
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
1	1.1	Mei Zheng and Xiaoyu Wang	fishyu12345@hotmail.com	Oppose the plan modification	1.1 Decline the plan modification
2	2.1	Louise Anne Malone	louisemalone2882@gmail.com	Support the plan modification	2.1 Accept the plan modification
3	3.1	Glen Marsh	glenmarsh7@hotmail.com		3.1 Delete the restriction on front and side fences
3	3.2	Glen Marsh	glenmarsh7@hotmail.com		3.2 Enable a higher fence for reasons such as privacy, wind protection and aesthetics
4	4.1	Eldon Roberts	Canadians@xtra.co.nz	Oppose the plan modification	4.1 Decline the plan modification
5	5.1	Camily Sun	sunzhuoyue888@gmail.com	Support the plan modification	5.1 Accept the plan modification
6	6.1	Neale Jackson	mnjackson@xtra.co.nz	Oppose the plan modification	6.1 Decline the plan modification
6	6.2	Neale Jackson	mnjackson@xtra.co.nz	Oppose the plan modification	6.2 Retain a 3m rear yard set back to ensure density is restricted
7	7.1	Graham William Arthur Bush and Norma Ann Bush	grahamwaBush@outlook.co.nz	Support the plan modification	7.1 Support the proposed change to building height
7	7.2	Graham William Arthur Bush and Norma Ann Bush	grahamwaBush@outlook.co.nz	Support the plan modification	7.2 Reinstate a rear yard of 3m
7	7.3	Graham William Arthur Bush and Norma Ann Bush	grahamwaBush@outlook.co.nz	Oppose the plan modification	7.3 Oppose changes to impervious area
8	8.1	Adonis Souloglou	adonis@souloglou.com	Accept the plan modification with amendments	8.1 Accept the plan modification with amendments to the height in relation to boundary control - retain the existing control
9	9.1	Raymond John Turner and Robin Anne Turner	rturner@xtra.co.nz	Support the plan modification	9.1 Accept the plan modification
10	10.1	John Mark Jones	mark.jones@ifm.com	Oppose the plan modification	10.1 Decline the plan modification
10	10.2	John Mark Jones	mark.jones@ifm.com	Oppose the plan modification	10.2 Oppose changes to height limits
11	11.1	Sherrie Ann Wallace	sherrie@xtra.co.nz	Amend the plan modification if it is not declined	11.1 Oppose the plan change
11	11.2	Sherrie Ann Wallace	sherrie@xtra.co.nz	Oppose the plan modification	11.2 Amend the plan change if it is not declined
12	12.1	Yuan Cheng	yuancheng38@hotmail.com	Oppose the plan modification	12.1 Decline the plan change
13	13.1	Sue Elgar	suemelgar@gmail.com	Oppose the plan modification	13.1 Decline the plan modification
13	13.2	Sue Elgar	suemelgar@gmail.com	Oppose the plan modification	13.2 Marama Avenue and Cecil Road should remain Residential 1- Heritage- Special character
14	14.1	Yanping Hu and Zhijian Li	dimon762k2@gmail.com	Support the plan modification	14.1 Accept the plan modification
14	14.2	Yanping Hu and Zhijian Li	dimon762k2@gmail.com	Support the plan modification	14.2 St Andrews Road does not have any special character

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
15	15.1	Steven Colson	steve.colson@crc.co.nz	Accept the plan modification with amendments	15.1 Accept the plan modification with amendments
15	15.2	Steven Colson	steve.colson@crc.co.nz	Accept the plan modification with amendments	15.2 Retain special character for Normans Hill Road (between 26-32 Normans Hill Road)
16	16.1	Natomi Family Trust Attn : John Brockies	john@walworth.co.nz	Oppose the plan modification	16.1 Decline the plan modification in respect of building height
17	17.1	Kimberley McLean	kimberley.mcl@gmail.com	Accept the plan modification with amendments	17.1 Accept the plan modification with amendments
17	17.2	Kimberley McLean	kimberley.mcl@gmail.com	Accept the plan modification with amendments	17.2 Allow the building of double garages where appropriate, and not a blanket rule of no double garaging
18	18.1	Tony Batterton	tony@evergreenpartners.co.nz	Support the plan modification	18.1 Accept the plan modification
18	18.2	Tony Batterton	tony@evergreenpartners.co.nz	Support the plan modification	18.2 Do not loosen or dilute the special character provisions
19	19.1	Zhiming Yang	zhmyang@gmail.com	Support the plan modification	19.1 Accept the plan modification
19	19.2	Zhiming Yang	zhmyang@gmail.com	Support the plan modification	19.2 Change the zoning of 89 King George Avenue to Mixed Housing Suburban
20	20.1	Amrit Jagayat	amrit@tssconsultantsltd.com	Accept the plan modification with amendments	20.1 Accept the plan modification with amendments
20	20.2	Amrit Jagayat	amrit@tssconsultantsltd.com	Accept the plan modification with amendments	20.2 Change zoning of 22 Hill Road, Hill Park to Mixed Housing Suburban or allow multiple lot subdivision
21	21.1	Martin Evans	maevans@actrix.co.nz	Amend the plan modification if it is not declined	21.1 Amend the plan modification if it is not declined
21	21.2	Martin Evans	maevans@actrix.co.nz	Amend the plan modification if it is not declined	21.2 Decline or amend Rule D18.6.1.1 - Building height
21	21.3	Martin Evans	maevans@actrix.co.nz	Amend the plan modification if it is not declined	21.3 Decline or amend Rule D18.6.1.2 - Height in relation to boundary
21	21.4	Martin Evans	maevans@actrix.co.nz	Amend the plan modification if it is not declined	21.4 Oppose changes to Rule D18.6.1.3 Yards
21	21.5	Martin Evans	maevans@actrix.co.nz	Amend the plan modification if it is not declined	21.5 Support wording changes from "paved" to "impervious" for Rule D18.6.1.6 - Maximum impervious area
21	21.6	Martin Evans	maevans@actrix.co.nz	Amend the plan modification if it is not declined	21.6 Oppose changes to Rule D18.6.1.6 - Maximum impervious area

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

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21	21.7	Martin Evans	maevans@actrix.co.nz	Amend the plan modification if it is not declined	21.7 The current percentages of impermeable area be reduced by at least 25% to mitigate for climate change rainfall intensity and peak flows (currently estimated to increase by at least 10% due to climate change) and to further reduce costs of upgrading the current stormwater management system
21	21.8	Martin Evans	maevans@actrix.co.nz	Amend the plan modification if it is not declined	21.8 The existing allowance for impermeable area needs to be further qualified to require on site treatment prior to discharge
21	21.9	Martin Evans	maevans@actrix.co.nz	Amend the plan modification if it is not declined	21.9 Oppose the rule change to restricting the fence height in the front to only 1.2 metres - 1.5m or 1.6m height is more appropriate
21	21.10	Martin Evans	maevans@actrix.co.nz	Amend the plan modification if it is not declined	21.10 Object to a 2-metre height along the sides and rear of properties as it is too high - fence height be amended to 1.8m
22	22.1	Rodger Anderson	rwa911ferry@gmail.com	Oppose the plan modification	22.1 Oppose the plan change
23	23.1	Bakers Delight New Lynn Shuangqian Huang	kevinye71@gmail.com	Oppose the plan modification	23.1 Decline the plan modification
24	24.1	Steven Lloyd Francis	stevengeorgie@gmail.com	Accept the plan modification with amendments	24.1 Accept the plan modification with amendments
24	24.2	Steven Lloyd Francis	stevengeorgie@gmail.com	Accept the plan modification with amendments	24.2 Amend the height-in-relation to boundary control to allow the 3m+45 control to apply to all additions/extensions to existing buildings
25	25.1	Johan Willem Barend van der Maas	bvdmaas@me.com	Oppose the plan modification	25.1 Decline the plan modification
25	25.2	Johan Willem Barend van der Maas	bvdmaas@me.com	Oppose the plan modification	25.2 Oppose the change that the 'special character area' overlay prevails over corresponding other provisions in the underlying zone
26	26.1	Elisabeth Sullivan	ersullivan@gmail.com	Accept the plan modification with amendments	26.1 Accept the plan modification with amendments
26	26.2	Elisabeth Sullivan	ersullivan@gmail.com	Accept the plan modification with amendments	26.2 Remove the requirement for 1.2m minimum side yard for Isthmus A properties, should be 1m

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

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Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
26	26.3	Elisabeth Sullivan	ersullivan@gmail.com	Accept the plan modification with amendments	26.3 Support reinstating max height to boundary of 3m for properties with frontages of less than 15m
26	26.4	Elisabeth Sullivan	ersullivan@gmail.com	Accept the plan modification with amendments	26.4 Support reinstating max fence height of 2m for rear yard
27	27.1	Ross George Stanley	rossgstanley@gmail.com	Oppose the plan modification	27.1 Decline the plan modification
28	28.1	Katrina King	kanddking@xtra.co.nz	Support the plan modification	28.1 Accept the plan modification
29	29.1	Liza Roberta Clark	liza.clark@uprealestate.co.nz	Oppose the plan modification	29.1 Decline the plan modification
30	30.1	Weimin Tan	tanweimin@vip.sina.com	Oppose the plan modification	30.1 Decline the plan modification
31	31.1	Robert Begg	robert@ontheboat.co.nz	Oppose the plan modification	31.1 Decline the proposed plan change
32	32.1	Colin Lucas	colinl@sellarbone.co.nz	Support the plan modification	32.1 Accept the plan modification
33	33.1	Peter Antony Radich	peter_radich@xtra.co.nz	Support the plan modification	33.1 Accept the plan modification
34	34.1	William Wu	williamwu01@yahoo.com	Oppose the plan modification	34.1 Decline the plan modification
34	34.2	William Wu	williamwu01@yahoo.com	Oppose the plan modification	34.2 Decline the plan modification in respect of H3.6.6 - Height
34	34.3	William Wu	williamwu01@yahoo.com	Oppose the plan modification	34.3 Decline the plan modification in respect of H3.6.7 - Height in relation to boundary
34	34.4	William Wu	williamwu01@yahoo.com	Oppose the plan modification	34.4 Decline the plan modification in respect of H3.6.8 - Yards
34	34.5	William Wu	williamwu01@yahoo.com	Oppose the plan modification	34.5 Decline the plan modification in respect of H3.6.9 - Maximum impervious area
34	34.6	William Wu	williamwu01@yahoo.com	Oppose the plan modification	34.6 Decline the plan modification in respect of H3.6.12 - Front, side and rear fences and walls
35	35.1	Heritage Landscapes Attn : Amanda McMullin	mandymc@xtra.co.nz	Accept the plan modification with amendments	35.1 Accept the plan modification with amendments
35	35.2	Heritage Landscapes Attn : Amanda McMullin	mandymc@xtra.co.nz	Accept the plan modification with amendments	35.2 Back yard to be kept at 3m minimum
35	35.3	Heritage Landscapes Attn : Amanda McMullin	mandymc@xtra.co.nz	Accept the plan modification with amendments	35.3 Maximum impermeable area to be kept at existing % of site
35	35.4	Heritage Landscapes Attn : Amanda McMullin	mandymc@xtra.co.nz	Accept the plan modification with amendments	35.4 Fences and walls - Support proposed changes to wording and support the existing rules limiting the height of fences and walls.
36	36.1	Romily Properties Mt Eden Limited	romilyholdings@xtra.co.nz	Support the plan modification	36.1 Accept the plan modification

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

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Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
37	37.1	Sheryll Diane Mitchell	sheryllm@xtra.co.nz	Accept the plan modification with amendments	37.1 Modify the proposed change so that it only applies to dwellings that are of special character within the affected zone
38	38.1	Peter Lucas	peterlucas@xtra.co.nz	Amend the plan modification if it is not declined	38.1 Amend the plan modification if it is not declined
38	38.2	Peter Lucas	peterlucas@xtra.co.nz	Amend the plan modification if it is not declined	38.2 For the fence rules, define the front of beach side houses (i.e. fronting the beach) as the front
39	39.1	Simon Angelo	simonangelo@gmail.com	Oppose the plan modification	39.1 Decline the plan modification
40	40.1	Andrew Cox	arcox@xtra.co.nz	Support the plan modification	40.1 Accept the plan modification
41	41.1	Christine Major	christinemajor25@gmail.com	Oppose the plan modification	41.1 Decline the plan modification relating to fences and walls
42	42.1	Ui Young Byun	brian.byun@aucklandcouncil.govt.nz	Oppose the plan modification	42.1 Decline the plan modification
43	43.1	Frank William Frazer and Mary Catherine Frazer	ffrazer7@outlook.com	Accept the plan modification with amendments	43.1 Accept the plan modification with amendments
43	43.2	Frank William Frazer and Mary Catherine Frazer	ffrazer7@outlook.com	Accept the plan modification with amendments	43.2 The following clause should be inserted. "Where the Council has entered into a specific Agreement with a property owner relating to a property, the provisions of the Agreement shall prevail over the requirements of the Special Character Overlay
44	44.1	Jennifer Anne Clark	Jennifer.Clark@xtra.co.nz	Accept the plan modification with amendments	44.1 Accept the plan modification with amendments
44	44.2	Jennifer Anne Clark	Jennifer.Clark@xtra.co.nz	Accept the plan modification with amendments	44.2 Opposed to the requirement for front fences to be limited to 1.2m in height. The requirement for front fence height to be up to the discretion of owners, to the previous maximum of 1.8m.
44	44.3	Jennifer Anne Clark	Jennifer.Clark@xtra.co.nz	Accept the plan modification with amendments	44.3 I would support an amendment that says the fence should be in keeping with the style of the house
45	45.1	Peter Stone	p.stone@auckland.ac.nz	Accept the plan modification with amendments	45.1 Accept the plan modification with amendments

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

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Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
45	45.2	Peter Stone	p.stone@auckland.ac.nz	Accept the plan modification with amendments	45.2 Landscaped area needs to be strengthened in terms of retaining significant trees which would need to be identified in the relevant areas
45	45.3	Peter Stone	p.stone@auckland.ac.nz	Accept the plan modification with amendments	45.3 Concerns regarding implementation , oversight and enforcement and the Proposed Plan does not detail if there are any moves to strengthen oversight and so on
45	45.4	Peter Stone	p.stone@auckland.ac.nz	Accept the plan modification with amendments	45.4 Clarify that there are no controlled activities
45	45.5	Peter Stone	p.stone@auckland.ac.nz	Accept the plan modification with amendments	45.5 It would be against the spirit and concept of the Special Areas concerned to permit smaller subdivisions (than 600 sqm)
45	45.6	Peter Stone	p.stone@auckland.ac.nz	Accept the plan modification with amendments	45.6 Oppose removal of open spaces
46	46.1	Vinod Vyas	vinodvyas@gmail.com	Accept the plan modification with amendments	46.1 Accept the plan modification with amendments
46	46.2	Vinod Vyas	vinodvyas@gmail.com	Accept the plan modification with amendments	46.2 To make families secure, fences on all sides should be considered high enough to keep intruders away e.g. 2m on all sides
46	46.3	Vinod Vyas	vinodvyas@gmail.com	Accept the plan modification with amendments	46.3 Most of the chimneys in such old houses are posing danger. These should be allowed to demolished by licensed builder without consent
46	46.4	Vinod Vyas	vinodvyas@gmail.com	Accept the plan modification with amendments	46.4 Allow the addition of shower and toilet areas without need of consent. The number can be restricted to number of bed rooms
47	47.1	Jamie Ward	stormy4720@hotmail.com	Accept the plan modification with amendments	47.1 Accept the plan modification with amendments
47	47.2	Jamie Ward	stormy4720@hotmail.com	Accept the plan modification with amendments	47.2 Support amendments that provide simplification, clarification and greater certainty to the current process
48	48.1	Melissa Anne Brown	brownma69@gmail.com	Oppose the plan modification	48.1 Decline the plan modification
48	48.2	Melissa Anne Brown	brownma69@gmail.com	Oppose the plan modification	48.2 Oppose the changes to the plan as they are unclear and would severely penalise us financially in the future

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
49	49.1	Wing Cheuk Chan	tohappyfaces@gmail.com	Amend the plan modification if it is not declined	49.1 Amend the plan modification if it is not declined
49	49.2	Wing Cheuk Chan	tohappyfaces@gmail.com	Amend the plan modification if it is not declined	49.2 Development criteria is inappropriately restrictive in a number of areas including height to boundary
49	49.3	Wing Cheuk Chan	tohappyfaces@gmail.com	Amend the plan modification if it is not declined	49.3 Special character zone (overlay) should not be applied to 26 St Andrews Road
49	49.4	Wing Cheuk Chan	tohappyfaces@gmail.com	Amend the plan modification if it is not declined	49.4 21 & 21A St Andrews Road do not have historical or special character
49	49.5	Wing Cheuk Chan	tohappyfaces@gmail.com	Amend the plan modification if it is not declined	49.5 19 & 19A and 17 7 17A St Andrews Road would not meet the minimum net site area of 66 sqm
49	49.6	Wing Cheuk Chan	tohappyfaces@gmail.com	Amend the plan modification if it is not declined	49.6 22A St Andrews Road is a property that was built in the 1990's and again does not have any historical special character
49	49.7	Wing Cheuk Chan	tohappyfaces@gmail.com	Amend the plan modification if it is not declined	49.7 Consider financial compensation to current owners while their applications for further development are restricted by the new rules
49	49.8	Wing Cheuk Chan	tohappyfaces@gmail.com	Amend the plan modification if it is not declined	49.8 Remove the special character zone overlay from 26 St Andrews road, as existing zoning already has more than adequate provision to protect the aesthetic and physical quality of the local area
50	50.1	Dr.Ralf Schnabel	ralf@schnabel.co.nz	Oppose the plan modification	50.1 Decline the proposed plan change
51	51.1	Janet Digby	login@levare.co.nz	Oppose the plan modification	51.1 Decline the plan modification
51	51.2	Janet Digby	login@levare.co.nz	Oppose the plan modification	51.2 Retain the current stricter height in relation to boundary control
51	51.3	Janet Digby	login@levare.co.nz	Oppose the plan modification	51.3 Oppose the change to the rear yard from 3m to 1m
52	52.1	Christina Chua	christina@firstcomm.tech	Accept the plan modification with amendments	52.1 Accept the plan modification with amendments

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
52	52.2	Christina Chua	christina@firstcomm.tech	Accept the plan modification with amendments	52.2 Enable properties which are nearer to the road to have the option of higher fences for better privacy
53	53.1	Gerard Robert Murphy	gerardmurphy@xtra.co.nz	Support the plan modification	53.1 Accept the proposed plan change
54	54.1	Freemans Bay Residents Association David Alexander Alison	dauidalison@xtra.co.nz	Support the plan modification	54.1 Accept the proposed plan change
55	55.1	Wong Liu Shueng	wongls@interculturalworks.co.nz		55.1 Retain the special character of Freemans Bay
55	55.2	Wong Liu Shueng	wongls@interculturalworks.co.nz		55.2 Clarify the rules applying to renovations and the building of new dwellings
55	55.3	Wong Liu Shueng	wongls@interculturalworks.co.nz		55.3 Maintain access to sunlight and air
56	56.1	Charles Laurence Digby	chas@levare.co.nz	Oppose the plan modification	56.1 Oppose the specific provisions identified
56	56.2	Charles Laurence Digby	chas@levare.co.nz	Oppose the plan modification	56.2 Retain current rules relating to height in relation to boundary
56	56.3	Charles Laurence Digby	chas@levare.co.nz	Oppose the plan modification	56.3 Opposed to changing the 3m boundary to just 1m
57	57.1	Jae Ellis	jaeartist98@gmail.com	Accept the plan modification with amendments	57.1 Accept the plan modification with amendments
57	57.2	Jae Ellis	jaeartist98@gmail.com	Accept the plan modification with amendments	57.2 Backdate and clarify that the overlay priorities also apply to all recent and future infrastructure development in the same way as for residential
57	57.3	Jae Ellis	jaeartist98@gmail.com	Accept the plan modification with amendments	57.3 Revisit the decision for the St Marys Bay - Masefield Beach Water Quality Improvement Project
58	58.1	Peter Ronald Harrison	peterh129@gmail.com	Support the plan modification	58.1 Accept the proposed plan change
59	59.1	Wayne Alexander Edward Knight	knightcentaurus@gmail.com	Support the plan modification	59.1 Accept the proposed plan change
60	60.1	William Andrew Tipping	will.tipping@mayneWetherell.com	Support the plan modification	60.1 Accept the proposed plan change
61	61.1	Mary Peters	mary@marypeters.co.nz	Support the plan modification	61.1 Accept the proposed plan change
62	62.1	Hui Chen	huichen0228@hotmail.com	Oppose the plan modification	62.1 Decline the plan modification

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

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62	62.2	Hui Chen	huichen0228@hotmail.com	Oppose the plan modification	62.2 Don't change the school zones & single house zone
63	63.1	Teresa Lyndsay Marene Davis	teresa.davis@fisherpaykel.com	Accept the plan modification with amendments	63.1 Accept the plan modification with amendments
63	63.2	Teresa Lyndsay Marene Davis	teresa.davis@fisherpaykel.com	Accept the plan modification with amendments	63.2 Provide further protection and maintenance for the 7 Railway Houses at Station Road Papatoetoe and a restriction on high density housing on the land occupied by the houses
63	63.3	Teresa Lyndsay Marene Davis	teresa.davis@fisherpaykel.com	Accept the plan modification with amendments	63.3 The Plan Changes should incorporate a provision to assist home owners to maintain their houses and preserve their character
64	64.1	Ross Thorby	rmthorby@gmail.com	Support the plan modification	64.1 Accept the proposed plan change
65	65.1	Lesley Christiansen-Yule	les@thenzchef.co.nz	Support the plan modification	65.1 Accept the proposed plan change
66	66.1	Philip Yule	phil@voicebox.co.nz	Support the plan modification	66.1 Accept the proposed plan change
67	67.1	Brendan Christopher Kell	oliverschristmas@orcon.net.nz	Oppose the plan modification	67.1 Decline the plan modification
67	67.2	Brendan Christopher Kell	oliverschristmas@orcon.net.nz	Oppose the plan modification	67.2 Oppose the proposed 1.2m height allowance for fencing which would destroy any privacy and security to our side and back yard outdoor living areas
68	68.1	Darren Pang	pang_darren@yahoo.co.nz	Oppose the plan modification	68.1 Decline the plan modification
68	68.2	Darren Pang	pang_darren@yahoo.co.nz	Oppose the plan modification	68.2 Rules applying to site boundaries (yards) should be eased
68	68.3	Darren Pang	pang_darren@yahoo.co.nz	Oppose the plan modification	68.3 1.2m in height for fences and walls - unreasonable requirement as that height provides no privacy and no security, especially families with young children and dogs
68	68.4	Darren Pang	pang_darren@yahoo.co.nz	Oppose the plan modification	68.4 Oppose changes to landscaped area
68	68.5	Darren Pang	pang_darren@yahoo.co.nz	Oppose the plan modification	68.5 There is a necessity to reduce character protection. Defining Wairiki Road with Special Character Area Overlay was not right
69	69.1	Ying Chen	winonashchina@hotmail.com	Oppose the plan modification	69.1 Decline the plan modification

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

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69	69.2	Ying Chen	winonashchina@hotmail.com	Oppose the plan modification	69.2 Fencing and walls 1.2m in height - unreasonable requirement as that height provides no privacy and no security
69	69.3	Ying Chen	winonashchina@hotmail.com	Oppose the plan modification	69.3 Special Character Areas Overlay provides no flexible density requirements, which is contradictory to housing affordability
70	70.1	Lyndsay and Lianne Brock	artist@kiwilink.co.nz	Oppose the plan modification	70.1 Do not support the provisions of PC 26 as it applies to yards, building coverage, height in relation to boundary, maximum impervious area & landscaped area or landscaping
70	70.2	Lyndsay and Lianne Brock	artist@kiwilink.co.nz	Oppose the plan modification	70.2 Do not support the proposed 15m frontage 'trigger' and ask that it be deleted
70	70.3	Lyndsay and Lianne Brock	artist@kiwilink.co.nz	Oppose the plan modification	70.3 Request that the current flexibility control of front yards be retained to ensure consistency of streetscapes
70	70.4	Lyndsay and Lianne Brock	artist@kiwilink.co.nz	Oppose the plan modification	70.4 Request that the 3m rear yard measurement be retained
70	70.5	Lyndsay and Lianne Brock	artist@kiwilink.co.nz	Oppose the plan modification	70.5 Do not support 40% building coverage as contained in Plan Change 26
70	70.6	Lyndsay and Lianne Brock	artist@kiwilink.co.nz	Oppose the plan modification	70.6 Support the new definition 'maximum impervious area'
70	70.7	Lyndsay and Lianne Brock	artist@kiwilink.co.nz	Oppose the plan modification	70.7 Do not support the percentages included in the plan change tables (for maximum impervious area)
70	70.8	Lyndsay and Lianne Brock	artist@kiwilink.co.nz	Oppose the plan modification	70.8 A full assessment of the cumulative effect of policies (height in relation to boundary, yards, coverage and maximum impervious area) contained in Plan Change 26 be provided to commissioners before a decision is finalised
70	70.9	Lyndsay and Lianne Brock	artist@kiwilink.co.nz	Oppose the plan modification	70.9 Request that Plan Change 26 be withdrawn and the Special Character Overlay be retained in its current form
71	71.1	Shamal Charan	ShamalCharan@hotmail.com	Accept the plan modification with amendments	71.1 Accept the plan change with amendments

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

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71	71.2	Shamal Charan	ShamalCharan@hotmail.com	Accept the plan modification with amendments	71.2 Amend D18 Subdivision to enable ability to build minor dwelling at 106 Grande Vue Road, Manurewa
72	72.1	Fred Koke	fred.koke@gmail.com	Oppose the plan modification	72.1 Decline the plan modification
73	73.1	Catherine Spencer	cath_spencer@hotmail.com	Amend the plan modification if it is not declined	73.1 Amend the plan modification if it is not declined
73	73.2	Catherine Spencer	cath_spencer@hotmail.com	Amend the plan modification if it is not declined	73.2 Maintain the envelope (i.e. height in relation to boundary) based on a 3m vertical height and then a 45-degree incline for height in relation to boundary
73	73.3	Catherine Spencer	cath_spencer@hotmail.com	Amend the plan modification if it is not declined	73.3 Maintain the current 3m boundary for rear yard setback
74	74.1	Dean Tony Turner	deanturnerpm@gmail.com	Accept the plan modification with amendments	74.1 Accept the plan modification with amendments
74	74.2	Dean Tony Turner	deanturnerpm@gmail.com	Accept the plan modification with amendments	74.2 Remove fence height restrictions
74	74.3	Dean Tony Turner	deanturnerpm@gmail.com	Accept the plan modification with amendments	74.3 Ease yard requirement restrictions
75	75.1	Wendy and Bruce Hadden	bruce@hadden.co.nz>	Oppose the plan modification	75.1 Retain the right to subdivide down to 600 sqm in the Special Character area (Victoria Ave, Remuera)
76	76.1	Dame Denise L'Estrange-Corbet	denise@worldbrand.co.nz	Oppose the plan modification	76.1 Decline the plan modification
76	76.2	Dame Denise L'Estrange-Corbet	denise@worldbrand.co.nz	Oppose the plan modification	76.2 Decline the plan modification in respect of fence and wall heights
77	77.1	Christopher and Louise Johnstone	johnstone_associates@xtra.co.nz	Oppose the plan modification	77.1 Decline the plan modification
77	77.2	Christopher and Louise Johnstone	johnstone_associates@xtra.co.nz	Oppose the plan modification	77.2 Maximum height should not be increased
77	77.3	Christopher and Louise Johnstone	johnstone_associates@xtra.co.nz	Oppose the plan modification	77.3 Height to boundary should remain the same
77	77.4	Christopher and Louise Johnstone	johnstone_associates@xtra.co.nz	Oppose the plan modification	77.4 Building coverage should not be increased
77	77.5	Christopher and Louise Johnstone	johnstone_associates@xtra.co.nz	Oppose the plan modification	77.5 Landscaped area should not be increased
78	78.1	Lim Che Cheung Chan	wclctychan@gmail.com	Oppose the plan modification	78.1 Decline the plan modification
78	78.2	Lim Che Cheung Chan	wclctychan@gmail.com	Oppose the plan modification	78.2 Development criteria is inappropriately restrictive in a number of areas including height to boundary
78	78.3	Lim Che Cheung Chan	wclctychan@gmail.com	Oppose the plan modification	78.3 Special character zone (overlay) should not be applied to 26 St Andrews Road

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
78	78.4	Lim Che Cheung Chan	wclctychan@gmail.com	Oppose the plan modification	78.4 21 & 21A St Andrews Road do not have historical or special character
78	78.5	Lim Che Cheung Chan	wclctychan@gmail.com	Oppose the plan modification	78.5 19 & 19A and 17 7 17A St Andrews Road would not meet the minimum net site area of 66 sqm
78	78.6	Lim Che Cheung Chan	wclctychan@gmail.com	Oppose the plan modification	78.6 22A St Andrews Road is a property that was built in the 1990's and again does not have any historical special character
78	78.7	Lim Che Cheung Chan	wclctychan@gmail.com	Oppose the plan modification	78.7 Remove the special character zone overlay from 26 St Andrews Road, as existing zoning already has more than adequate provision to protect the aesthetic and physical quality of the local area
79	79.1	Janet Dickson	janet@dickson.co.nz	Accept the plan modification with amendments	79.1 Accept the plan modification with amendments
79	79.2	Janet Dickson	janet@dickson.co.nz	Accept the plan modification with amendments	79.2 Make provision to include Howick as soon as its Special Character Area Statement has been finalised to the satisfaction of the local people
79	79.3	Janet Dickson	janet@dickson.co.nz	Accept the plan modification with amendments	79.3 Amend Part D18.1 by removing the words "other than Howick"
79	79.4	Janet Dickson	janet@dickson.co.nz	Accept the plan modification with amendments	79.4 Expand the Special Character notation on the Planning Maps to include the areas identified on the attached plan
79	79.5	Janet Dickson	janet@dickson.co.nz	Accept the plan modification with amendments	79.5 Amend the exception which states – There is no Special Character Overlay – Business: Howick. These words under Note 1 are to be deleted
79	79.6	Janet Dickson	janet@dickson.co.nz	Accept the plan modification with amendments	79.6 Provide an insertion in the tables in Part D18.1 to cover the special character Area Overlay in Howick for Business and Residential purposes

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
79	79.7	Janet Dickson	janet@dickson.co.nz	Accept the plan modification with amendments	79.7 Provide a clear description in Schedule 15 at Part 15.1.6.1 of the special character values attributable to Howick for both Business and Residential purposes
80	80.1	Philip Wood	philandvalw@xtra.co.nz	Oppose the plan modification	80.1 Decline the plan modification
81	81.1	Nicole Helen Joyce	tonnic2@yahoo.co.nz	Oppose the plan modification	81.1 Decline the plan modification
82	82.1	Stephen Hudson	Stephen.Hudson@macquarie.com	Support the plan modification	82.1 Support the objective of the change in clarifying the interaction of rules relating to Special Character Area Overlay and those zoned
82	82.2	Stephen Hudson	Stephen.Hudson@macquarie.com	Support the plan modification	82.2 Do not carve out existing resource consents from the change without proper consultation with affected parties where there is a material
83	83.1	David Roberton	Dave.Roberton@macquarie.com	Support the plan modification	82.1 Support the objective of the change in clarifying the interaction of rules relating to Special Character Area Overlay and those zoned residential
83	83.2	David Roberton	Dave.Roberton@macquarie.com	Support the plan modification	82.2 Do not carve out existing resource consents from the change without proper consultation with affected parties where there is a material difference in outcomes were Change 26 to apply
84	84.1	Lambert Hoogeveen	lamberth@mail.com	Accept the plan modification with amendments	84.1 Accept the plan modification with amendments
84	84.2	Lambert Hoogeveen	lamberth@mail.com	Accept the plan modification with amendments	84.2 Building height to be 8m without exceptions
84	84.3	Lambert Hoogeveen	lamberth@mail.com	Accept the plan modification with amendments	84.3 Re-instate the rear yard set-back of 3m
85	85.1	Joanna Keane	joannakeane230@gmail.com	Support the plan modification	85.1 Accept the proposed plan change
85	85.2	Joanna Keane	joannakeane230@gmail.com	Support the plan modification	85.2 Retain heritage status on dwelling (at 5 Quadrant Road, Onehunga)
85	85.3	Joanna Keane	joannakeane230@gmail.com	Support the plan modification	85.3 Enable the section (5 Quadrant Road, Onehunga) to be subdivided
86	86.1	Patrick Noel Joseph Griffin	griffinmt1952@gmail.com	Oppose the plan modification	86.1 Decline the plan modification

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
86	86.2	Patrick Noel Joseph Griffin	griffinmt1952@gmail.com	Oppose the plan modification	86.2 Leave the street (Thames Street, Mt Eden) as it is - if people own the property it should be their right to make changes as they see fit
87	87.1	Maria Poynter	maria.poynter@gmail.com	Support the plan modification	87.1 Accept the plan modification
88	88.1	Passion Fruit Trust	t.churton@xtra.co.nz		88.1 The more restrictive height to boundary measure be used
88	88.2	Passion Fruit Trust	t.churton@xtra.co.nz		88.2 The more restrictive rear yard setback be used
88	88.3	Passion Fruit Trust	t.churton@xtra.co.nz		88.3 The plan (change) needs to take into account the effects of development on neighbours as well as on streetscape
88	88.4	Passion Fruit Trust	t.churton@xtra.co.nz		88.4 We do not support anything which will make special character and heritage buildings more easily able to be demolished and special character areas to be eroded
88	88.5	Passion Fruit Trust	t.churton@xtra.co.nz		88.5 All neighbours in special character areas to be notified when there is development proposed on their boundary
89	89.1	Kathy Prentice	kat.pren@gmail.com	Oppose the plan modification	89.1 Decline the plan modification
89	89.2	Kathy Prentice	kat.pren@gmail.com	Oppose the plan modification	89.2 Retain the Single House zone height in relation to boundary control
89	89.3	Kathy Prentice	kat.pren@gmail.com	Oppose the plan modification	89.3 Retain the Single House zone rear yard control of 3m
90	90.1	Sharyn Qu	sharynqu@gmail.com	Oppose the plan modification	90.1 The characters/styles outlined in the Schedule 15 Special Character Schedule Statements and Maps for Princes Avenue special area are inaccurate - therefore, the overlay rules should not take precedent
90	90.2	Sharyn Qu	sharynqu@gmail.com	Oppose the plan modification	90.2 Council should put greater focus on the existing character of the individual houses and the immediate affected neighbours to determine which provisions of the SCA Overlay would prevail. This shouldn't be a one rule for all approach because every site and proposal are different

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
90	90.3	Sharyn Qu	sharynqu@gmail.com	Oppose the plan modification	90.3 My site (location not specified) should be removed from the overlay map
90	90.4	Sharyn Qu	sharynqu@gmail.com	Oppose the plan modification	90.4 Clarify what are "D18.6 Standards" and "D18.7 Assessments" and how are they applied
91	91.1	Raymond Johnston	tamariki@hotmail.com	Accept the plan modification with amendments	91.1 Accept the plan modification with amendments
91	91.2	Raymond Johnston	tamariki@hotmail.com	Accept the plan modification with amendments	91.2 The underlying (and presuming more restrictive) height in relation to boundary standard should not apply to a rear site - allow the 3.0m height in relation to boundary to also apply to rear sites
91	91.3	Raymond Johnston	tamariki@hotmail.com	Accept the plan modification with amendments	91.3 The amendments do not outline or address what is considered as the front or side of a rear site
92	92.1	Jenny Granville	jenny.j.granville@gmail.com	Support the plan modification	92.1 Accept the proposed plan change
93	93.1	Donald James Lyon Catherine Elizabeth Lyon and Professional Trustee Services Ltd	clyon@xtra.co.nz	Accept the plan modification with amendments	93.1 Accept the plan modification with amendments
93	93.2	Donald James Lyon Catherine Elizabeth Lyon and Professional Trustee Services Ltd	clyon@xtra.co.nz	Accept the plan modification with amendments	93.2 Remove Special Character Area Overlay from 42A Kitenui Avenue as the Overlay is inappropriate for this large rear site which already contains a four unit development
94	94.1	Stephen A Nielsen	sunjamr@earthlink.net	Accept the plan modification with amendments	94.1 Accept the plan modification with amendments
94	94.2	Stephen A Nielsen	sunjamr@earthlink.net	Accept the plan modification with amendments	94.2 Modify D18.4.1(A1) to say "Restoration and repair (including re-cladding) to a building on all sites in the Special Character Areas Overlay is a permitted activity
95	95.1	Adam and Sue Berry	berry.adam@yahoo.co.nz	Oppose the plan modification	95.1 A home in the Herne Bay area should be able to be rebuilt in the exact same style it was originally and be rebuilt in proportion to the section size if it were destroyed

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
96	95.2	Adam and Sue Berry	berry.adam@yahoo.co.nz	Oppose the plan modification	95.2 Oppose that larger sites be subdivided or that a home can only be rebuilt on quarter of a larger site or smaller part of a half site as per Building Coverage allowed in table D18.6.1.4
97	95.3	Adam and Sue Berry	berry.adam@yahoo.co.nz	Oppose the plan modification	95.3 Can Auckland Council reserve some areas with homes built in proportion to section sizes as a unique liveable part of Auckland City landscape
98	95.4	Adam and Sue Berry	berry.adam@yahoo.co.nz	Oppose the plan modification	95.4 Reconsider not including Herne Bay or this part of Herne Bay into the proposed plan change 26 but keep this area as a unique part of Auckland district
96	96.1	Colin and Jocelyn Weatherall Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	96.1 Accept the plan modification with amendments
96	96.2	Colin and Jocelyn Weatherall Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	96.2 Replace the words "takes precedence over" with "replaces" in D18.4 Activity Table
96	96.3	Colin and Jocelyn Weatherall Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	96.3 Amend D18.6 Standards by adding the words All activities "that are listed as permitted, controlled or restricted discretionary activities".....
96	96.4	Colin and Jocelyn Weatherall Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	96.4 Delete the distinction in the height in relation to boundary control for sites less than or greater than 15m frontage, corner sites and rear sites
96	96.5	Colin and Jocelyn Weatherall Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	96.5 Delete the side and rear yard controls
96	96.6	Colin and Jocelyn Weatherall Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	96.6 Amend the controls for fences and walls by only limiting the height on corner sites to the shorter frontage, and defining the front facade as the one facing the shorter frontage of the site
96	96.7	Colin and Jocelyn Weatherall Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	96.7 Amend the Matters of Discretion by including reference to any policy that is relevant, the purpose statement, the effects of the infringement, the effects on the amenity of neighbouring sites, the effects of any unusual characteristics of the site, characteristics of the development, any other matters and the effects of all infringements

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
96	96.8	Colin and Jocelyn Weatherall Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	96.8 Amend E38.8.2.6 Subdivision by replacing the words "takes precedence" with "replace"
96	96.9	Colin and Jocelyn Weatherall Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	96.9 Any alternative and additional changes to PC26 that would provide for the matters set out in this submission
96	96.1	Colin and Jocelyn Weatherall Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	96.10 Any other consequential or alternative amendments arising from these changes
96	96.11	Colin and Jocelyn Weatherall Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	96.11 Give consideration to inserting the overlay as a new zone rather than continuing with the zone and overlay combination, especially in respect of properties currently zoned residential
97	97.1	Peter Ng Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	97.1 Accept the plan modification with amendments
97	97.2	Peter Ng Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	97.2 Replace the words "takes precedence over" with "replaces" in D18.4 Activity Table
97	97.3	Peter Ng Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	97.3 Amend D18.6 Standards by adding the words "All activities "that are listed as permitted, controlled or restricted discretionary activities"....."
97	97.4	Peter Ng Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	97.4 Delete the distinction in the height in relation to boundary control for sites less than or greater than 15m frontage, corner sites and rear sites
97	97.5	Peter Ng Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	97.5 Delete the side and rear yard controls
97	97.6	Peter Ng Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	97.6 Amend the controls for fences and walls by only limiting the height on corner sites to the shorter frontage, and defining the front facade as the one facing the shorter frontage of the site

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
97	97.7	Peter Ng Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	97.7 Amend the Matters of Discretion by including reference to any policy that is relevant, the purpose statement, the effects of the infringement, the effects on the amenity of neighbouring sites, the effects of any unusual characteristics of the site, characteristics of the development, any other matters and the effects of all infringements
97	97.8	Peter Ng Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	97.8 Amend E38.8.2.6 Subdivision by replacing the words "takes precedence" with "replace"
97	97.9	Peter Ng Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	97.9 Any alternative and additional changes to PC26 that would provide for the matters set out in this submission
97	97.10	Peter Ng Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	97.10 Any other consequential or alternative amendments arising from these changes
97	97.11	Peter Ng Attn: David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	97.11 Give consideration to inserting the overlay as a new zone rather than continuing with the zone and overlay combination, especially in respect of properties currently zoned residential
98	98.1	Mary Helen Hare		Support the plan modification	98.1 Accept the proposed plan change
99	99.1	Isabella Huihana Tedcastle		Oppose the plan modification	99.1 Decline the proposed plan change
100	100.1	Xiaoli Jing	dragon9988@gmail.com	Oppose the plan modification	100.1 Decline the plan modification
100	100.2	Xiaoli Jing	dragon9988@gmail.com	Oppose the plan modification	100.2 Change the zoning (of 130 Balmoral Road, Mt Eden) to Mixed Housing Urban and remove special character overlay to enable subdivision
101	101.1	Keen Trusts Partnership	keen.as@xtra.co.nz	Support the plan modification	101.1 Accept the plan change
102	102.1	M.Carol Scott	scottcc@xtra.conz	Oppose the plan modification	102.1 Decline the plan modification
102	102.2	M.Carol Scott	scottcc@xtra.conz	Oppose the plan modification	102.2 Retain rear yard setbacks at 3m
102	102.3	M.Carol Scott	scottcc@xtra.conz	Oppose the plan modification	102.3 Apply suitable greater restriction on two-storey houses, e.g. larger yards

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
103	103.1	Rosemary McElroy	mike.posie@xtra.co.nz	Oppose the plan modification	103.1 The special character of Arney Road continue to be recognized as valuable to Auckland and that the status quo as a Character Area be retained
103	103.2	Rosemary McElroy	mike.posie@xtra.co.nz	Oppose the plan modification	103.2 Protect mature trees
103	103.3	Rosemary McElroy	mike.posie@xtra.co.nz	Oppose the plan modification	103.3 Keep minimum site size at 1000sqm
104	104.1	Praveen Bondili	praveentej1330@gmail.com	Support the plan modification	104.1 Accept the plan change
105	105.1	Neil Harnisch	21nehi21@gmail.com	Amend the plan modification if it is not declined	105.1 Amend the plan change if it is not declined
105	105.2	Neil Harnisch	21nehi21@gmail.com	Amend the plan modification if it is not declined	105.2 Mapping to show extent of SCAR overlay
105	105.3	Neil Harnisch	21nehi21@gmail.com	Amend the plan modification if it is not declined	105.3 Add Activity status legend to explain the significance of the letters "P", "RD" etc
106	106.1	Dougall Kraayvanger	dougallk@hotmail.com	Amend the plan modification if it is not declined	106.1 Amend the plan change if it is not declined
106	106.2	Dougall Kraayvanger	dougallk@hotmail.com	Amend the plan modification if it is not declined	106.2 Amend side and front yard setbacks to allow for close living and protection from uninvited public access
107	107.1	Robyn Rosemary Cameron	cameronrobyn@gmail.com	Oppose the plan modification	107.1 Decline the plan change
107	107.2	Robyn Rosemary Cameron	cameronrobyn@gmail.com	Oppose the plan modification	107.2 Decline the plan change in respect of D18.6.1 Standards
107	107.3	Robyn Rosemary Cameron	cameronrobyn@gmail.com	Oppose the plan modification	107.3 Decline the plan change in respect of D18.6.1.1 Building Heights
107	107.4	Robyn Rosemary Cameron	cameronrobyn@gmail.com	Oppose the plan modification	107.4 Decline the plan change in respect of D18.6.1.2 Height in Relation to Boundary
107	107.5	Robyn Rosemary Cameron	cameronrobyn@gmail.com	Oppose the plan modification	107.5 Decline the plan change in respect of D18.6.1.3 Yards
108	108.1	Gull NZ Ltd C/- Tracy Hayson, Hayson Knell Ltd	tracy@haysonknell.co.nz	Accept the plan modification with amendments	108.1 Accept the plan change with amendments
108	108.2	Gull NZ Ltd C/- Tracy Hayson, Hayson Knell Ltd	tracy@haysonknell.co.nz	Accept the plan modification with amendments	108.2 Apply the business special character overlay to business zoned land, - not residential

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
109	109.2	Abbie Blacktopp	Abbie.Blacktopp@anz.com		109.1 Provide further clarity, guidance and allowances are provided for properties that are not currently (and never have been) in line with the special character of the area that you (Council) are trying to preserve
110	110.1	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.1 Accept the plan change with amendments
110	110.2	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.2 Provide for the preservation of views from a dwelling at 5 Palmerston Road and amenity values on this site
110	110.3	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.3 Enable appropriate development at 5 Palmerston Road
110	110.4	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.4 Either include relevant objectives and policies in the overlay to address broader amenity values and other effects; or clarify that the objectives and policies of the underlying zone apply in addition to those in the Special Character Areas Overlay
110	110.5	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.5 Provide further, consequential or alternative relief as may be necessary, desirable, or appropriate to give effect to the decision sought
110	110.6	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.6 Amend the wording of preamble to Activity Table D18.4 (second paragraph) in accordance with the submission
110	110.7	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.7 Retain the third paragraph under the heading D18.4 - Activity table
110	110.8	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.8 Amend Activity Table (A5A) by deleting reference to compliance with Standard D18.6.1.7(1)
110	110.9	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.9 Amend Activity Table (A5B) by deleting A5B in its entirety
110	110.10	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.10 Retain D18.6.1 subclauses (a) and (b)

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
110	110.11	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.11 Retain D18.6.1.1 - Building height as notified
110	110.12	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.12 Amend D18.6.1.2(2) as per the submission
110	110.13	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.13 Retain D18.6.1.3 - Yards as notified
110	110.14	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.14 Retain D18.6.1.4 - Building coverage as notified
110	110.15	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.15 Retain D18.6.1.6 Maximum impervious area as notified
110	110.16	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.16 Retain D18.6.1.7 - Fences and walls as notified
110	110.17	KTW Systems LP c/- Rachel Dimery	Rachel@dimery.co.nz	Accept the plan modification with amendments	110.17 Retain D18.8.1.1 (3)(c) - Matters of Discretion
111	111.1	Alexander and Julia Cowdell	cowdellz@xtra.co.nz	Oppose the plan modification	111.1 Oppose SCAR Height in relation to boundary changes
111	111.2	Alexander and Julia Cowdell	cowdellz@xtra.co.nz	Oppose the plan modification	111.2 Plan 26, which seeks to change measurements, will have a detrimental effect on the quality of life of residents, not to mention the heritage value of properties. Building so close to boundaries inevitably means that issues of noise, sunlight and privacy can seriously impact neighbourly relations and mental health
112	112.1	Peter Desmond Withell	seg@xtra.co.nz	Support the plan modification	112.1 Accept the plan change
113	113.1	Sheng Yun Nie	effienie@hotmail.com	Support the plan modification	113.1 Accept the plan change
114	114.1	Graeme Cummings	cummings.graeme@gmail.com	Oppose the plan modification	114.1 Decline the plan change
114	114.2	Graeme Cummings	cummings.graeme@gmail.com	Oppose the plan modification	114.2 Opposed to the imposition of the 1.2m front fencing restriction
115	115.1	David Barber	david.barber@xtra.co.nz	Accept the plan modification with amendments	115.1 Accept the Plan Change with amendments
115	115.2	David Barber	david.barber@xtra.co.nz	Accept the plan modification with amendments	115.2 Require a resource consent for the trimming or felling of trees over 8m
115	115.3	David Barber	david.barber@xtra.co.nz	Accept the plan modification with amendments	115.3 Provide greater control for signage outside residential properties

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
115	115.4	David Barber	david.barber@xtra.co.nz	Accept the plan modification with amendments	115.4 Do not allow new fences that are deemed to be not in character with the area
116	116.1	Tricia Reade	tricia.reade@gmail.com	Support the plan modification	116.1 Accept the Plan Change
117	117.1	Victoria Toon	victoria.toon@gmail.com	Oppose the plan modification	117.1 Decline the plan change
117	117.2	Victoria Toon	victoria.toon@gmail.com	Oppose the plan modification	117.2 Do not apply the proposed plan change to replacement fencing
117	117.3	Victoria Toon	victoria.toon@gmail.com	Oppose the plan modification	117.3 Increase the 1.2m fence height, which is too low and not practical
118	118.1	Joanne Riha Crowley	jo.crowley@xtra.co.nz	Support the plan modification	118.1 Accept the plan change
119	119.1	Melanie Abernethy	melanie.abernethy003@gmail.com	Support the plan modification	119.1 Accept the plan change
120	120.1	Ken Chang	kenchang_08@yahoo.co.nz	Support the plan modification	120.1 Accept the plan change
121	121.1	Darcy McNicoll	darcymnicoll1@gmail.com	Oppose the plan modification	121.1 Decline the plan modification
121	121.2	Darcy McNicoll	darcymnicoll1@gmail.com	Oppose the plan modification	121.2 Retain the SHZ height in relation to boundary control
121	121.3	Darcy McNicoll	darcymnicoll1@gmail.com	Oppose the plan modification	121.3 Retain the 3m rear yard
121	121.4	Darcy McNicoll	darcymnicoll1@gmail.com	Oppose the plan modification	121.4 Decline the plan change in respect of D18.6.1 - Standards
121	121.5	Darcy McNicoll	darcymnicoll1@gmail.com	Oppose the plan modification	121.5 Decline the plan change in respect of D18.6.11 - Building height
122	122.1	Robyn McNicoll	darcymnicoll@xtra.co.nz	Oppose the plan modification	122.1 Decline the plan modification
122	122.2	Robyn McNicoll	darcymnicoll@xtra.co.nz	Oppose the plan modification	122.2 Retain the SHZ height in relation to boundary control
122	122.3	Robyn McNicoll	darcymnicoll@xtra.co.nz	Oppose the plan modification	122.3 Retain the 3m rear yard
122	122.4	Robyn McNicoll	darcymnicoll@xtra.co.nz	Oppose the plan modification	122.4 Decline the plan change in respect of D18.6.1 - Standards
122	122.5	Robyn McNicoll	darcymnicoll@xtra.co.nz	Oppose the plan modification	122.5 Decline the plan change in respect of D18.6.11 - Building height
123	123.1	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.1 Accept the plan change
123	123.2	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.2 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to D18 Activity Table (Explanation)

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
123	123.3	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.3 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to Table D18.4.1 Activity table
123	123.4	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.4 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to D18.6.1 Standards for Buildings in Special Character Areas Overlay
123	123.5	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.5 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to D18.6.1.1 Building Height
123	123.6	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.6 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to D18.6.1.2 Height in relation to boundary (except in relation to clauses 1A and 1B)
123	123.7	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.7 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to D18.6.1.3 Yards
123	123.8	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.8 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to D18.6.1.4 Building Coverage
123	123.9	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.9 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to D18.6.1.5 Landscaping
123	123.10	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.10 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to D18.6.1.6 Maximum impervious area

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
123	123.11	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.11 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to D18.6.1.7 Fences and walls
123	123.12	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.12 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to D18.6.2 Standards for Buildings
123	123.13	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.13 Adopt the amendments proposed in PC26 to standard D18 Special Character Area Overlay as notified including the amendments to Section 18.8 Assessment - Restricted discretionary activities
123	123.14	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.14 Adopt the amendments to standard E38 Urban Subdivision as notified
123	123.15	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.15 Amend Standard D18.6.1.2 Height in Relation to Boundary by the deletion of clause (1a) and 1(b) so that all sites in the SCAO are required to comply with a 45 degree recession plane measured from a point 3m above the ground level along side and rear boundaries
123	123.16	V H Bull c/- Gael McKitterick 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	123.16 Adopt any other such relief, including additions, deletions, consequential amendments or alternative relief necessary to give effect to these submissions as a result of the matters raised
124	124.1	Stephen John Mills	stephen.mills@shortlandchambers.co.nz	Oppose the plan modification	124.1 Decline the Plan Change
124	124.2	Stephen John Mills	stephen.mills@shortlandchambers.co.nz	Oppose the plan modification	124.2 Retain the SHZ HiRTB control
124	124.3	Stephen John Mills	stephen.mills@shortlandchambers.co.nz	Oppose the plan modification	124.3 Retain the 3m rear yard
125	125.1	David Duncan	ddxrh@mac.com	Support the plan modification	125.1 Accept the plan change
126	126.1	Graham Campbell Wall	graham@grahamwall.com	Support the plan modification	126.1 Accept the plan change
127	127.1	John Dillon c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	127.1 Accept the plan change

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
127	127.2	John Dillon c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	127.2 Amend D18.4 Activity table by amending the clause 'take precedence' to 'replace'
127	127.3	John Dillon c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	127.3 Amend D18.6.1. Standards paragraph (a) clause to relate to only permitted, controlled and restricted discretionary activities.
127	127.4	John Dillon c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	127.4 Remove the 15m trigger for HiRTB rule
127	127.5	John Dillon c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	127.5 Support removal of rear yard
127	127.6	John Dillon c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	127.6 Remove side yard rule
127	127.7	John Dillon c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	127.7 Amend fencing rules to allow a 2m high fence on front boundaries of corner sites
127	127.8	John Dillon c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	127.8 Do not support cross referencing of matters for discretion. These matters should be self contained within the overlay
127	127.9	John Dillon c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	127.9 Amend the clause 'take precedence' in E38.8.2.6 Subdivision by inserting the word 'replace'
127	127.11	John Dillon c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	127.10 Any alternative and additional changes to PC26 that would provide for the matters set out in this submission and any other consequential or alternative amendments arising from these changes
127	127.12	John Dillon c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	127.11 Give consideration to inserting the overlay as a new zone rather than continuing with the zone and overlay combination
128	128.1	Peter and Sarah Wren c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	128.1 Accept the plan change with amendments
128	128.2	Peter and Sarah Wren c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	128.2 Amend D18.4 Activity table by amending the clause 'take precedence' to 'replace'
128	128.3	Peter and Sarah Wren c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	128.3 Amend D18.6.1. Standards paragraph (a) clause to relate to only permitted, controlled and restricted discretionary activities.
128	128.4	Peter and Sarah Wren c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	128.4 Remove the 15m trigger for HiRTB rule

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
128	128.5	Peter and Sarah Wren c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	128.5 Support removal of rear yard
128	128.6	Peter and Sarah Wren c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	128.6 Remove side yard rule
128	128.7	Peter and Sarah Wren c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	128.7 Amend fencing rules to allow a 2m high fence on front boundaries of corner sites
128	128.8	Peter and Sarah Wren c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	128.8 Do not support cross referencing of matters for discretion. These matters should be self contained within the overlay
128	128.9	Peter and Sarah Wren c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	128.9 Amend the clause 'take precedence' in E38.8.2.6 Subdivision by inserting the word 'replace'
128	128.1	Peter and Sarah Wren c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	128.10 Any alternative and additional changes to PC26 that would provide for the matters set out in this submission and any other consequential or alternative amendments arising from these changes
128	128.11	Peter and Sarah Wren c/- David Wren	david@davidwren.co.nz	Accept the plan modification with amendments	128.11 Give consideration to inserting the overlay as a new zone rather than continuing with the zone and overlay combination
129	129.1	Gretta McLeay	barrie.gretta@xtra.co.nz	Oppose the plan modification	129.1 Oppose relaxing the HiRTB for the front boundary
129	129.2	Gretta McLeay	barrie.gretta@xtra.co.nz	Oppose the plan modification	129.2 Oppose the reduced HiRTB control from 3m 45deg to 2.5m 45 deg
129	129.3	Gretta McLeay	barrie.gretta@xtra.co.nz	Oppose the plan modification	129.3 Retain the 3m rear yard
129	129.4	Gretta McLeay	barrie.gretta@xtra.co.nz	Oppose the plan modification	129.4 Question the permeable surface change in definition, as unclear what the impact is
130	130.1	Ross William Macdonald	ross@mhm.co.nz	Oppose the plan modification	130.1 Decline the plan change
130	130.2	Ross William Macdonald	ross@mhm.co.nz	Oppose the plan modification	130.1 Exempt this part of Remuera Rd (182 Remuera Road) from the overlay as adjoining apartment blocks are not of Special character
131	131.1	Alastair George McInnes Fletcher	alastairfletcher@yahoo.co.nz	Oppose the plan modification	131.1 Decline the Plan Change
131	131.2	Alastair George McInnes Fletcher	alastairfletcher@yahoo.co.nz	Oppose the plan modification	131.2 Request that the more restrictive HiRTB prevail
131	131.3	Alastair George McInnes Fletcher	alastairfletcher@yahoo.co.nz	Oppose the plan modification	131.3 Request that yards (proximity to the boundary) not be reduced

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
132	132.1	Michael and Jennifer Ballantyne	jen@theballantynes.co.nz	Accept the plan modification with amendments	132.1 Accept the plan change with amendments
132	132.2	Michael and Jennifer Ballantyne	jen@theballantynes.co.nz	Accept the plan modification with amendments	132.2 Request less restrictive building coverage thresholds - Up to 200m2: 55 percent of net site area; 200m2 - 500m2: 55 percent of the first 200m2 + 45% of the next 300m2; 500m2 and above: 43% of first 500m2, 35% of any additional m2
133	133.1	Steve Gareth Lewis	hayley_steve@hotmail.com	Amend the plan modification if it is not declined	133.1 Amend the plan modification if it is not declined
133	133.2	Steve Gareth Lewis	hayley_steve@hotmail.com	Amend the plan modification if it is not declined	133.2 Remove overlay from rear site
134	134.1	Ting Kwok Cheung and Man Ngo Johnson Cheung and Suet Fan Ma	tingkwokcheung@hotmail.com	Amend the plan modification if it is not declined	134.1 Amend the plan change if it is not declined
134	134.2	Ting Kwok Cheung and Man Ngo Johnson Cheung and Suet Fan Ma	tingkwokcheung@hotmail.com	Amend the plan modification if it is not declined	134.1 Remove the SCAR overlay from 56 Epsom Avenue & 90 Owens Road
135	135.1	Dr Rachel Harry	rharry@me.com	Support the plan modification	135.1 Accept the plan change
136	136.1	Kah Keng Low	keng.0921@hotmail.com	Oppose the plan modification	136.1 Decline the plan change
136	136.2	Kah Keng Low	keng.0921@hotmail.com	Oppose the plan modification	136.2 Decline changes to yards
136	136.3	Kah Keng Low	keng.0921@hotmail.com	Oppose the plan modification	136.3 Decline changes to additions & alterations
137	137.1	Robyn Gandell	robbyngandell@gmail.com	Accept the plan modification with amendments	137.1 Accept the plan change with amendments
137	137.2	Robyn Gandell	robbyngandell@gmail.com	Accept the plan modification with amendments	137.2 No increase in impervious areas
138	138.1	Lynne Butler and Trevor Lund	trevorlund@xtra.co.nz	Support the plan modification	138.1 Accept the plan change
139	139.1	Anna Dales	anna@dcs.gen.nz	Accept the plan modification with amendments	139.1 Accept the plan change with amendments
139	139.2	Anna Dales	anna@dcs.gen.nz	Accept the plan modification with amendments	139.2 Requests deletion of 1.2m side yard rule and leave as 1m
140	140.1	Amit Sood	amitsud012@yahoo.com	Support the plan modification	140.1 Accept the plan change
141	141.1	Susan and John Moody	moodyfive@yahoo.com	Oppose the plan modification	141.1 Decline the plan change

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
141	141.2	Susan and John Moody	moodyfive@yahoo.com	Oppose the plan modification	141.2 Request more generous building coverage at greater than 30%
141	141.3	Susan and John Moody	moodyfive@yahoo.com	Oppose the plan modification	141.3 Request more generous side boundary control
141	141.4	Susan and John Moody	moodyfive@yahoo.com	Oppose the plan modification	141.4 Request fencing to be 1.4m
142	142.1	Somersby Trust C/- Craig Moriarity - Haines Planning Consultants Limited	craig.moriarty@hainesplanning.co.nz	Accept the plan modification with amendments	142.1 Accept the plan modification with amendments
142	142.2	Somersby Trust C/- Craig Moriarity - Haines Planning Consultants Limited	craig.moriarty@hainesplanning.co.nz	Accept the plan modification with amendments	142.2 Seeks the rewording of the proposed 'Yard Purpose' D18.6.1.3 - Yards
142	142.3	Somersby Trust C/- Craig Moriarity - Haines Planning Consultants Limited	craig.moriarty@hainesplanning.co.nz	Accept the plan modification with amendments	142.3 Seeks a 10m minimum rear yard setback for those sites within the Special Character Area Overlay: Isthmus B2 which adjoin Cornwall Park (and its Open Space zones)
143	143.1	Nicola Campbell	nicola@spiritedleadership.co.nz	Support the plan modification	143.1 Accept the plan change
143	143.2	Nicola Campbell	nicola@spiritedleadership.co.nz	Support the plan modification	143.2 Would like the Special Character overlay and underlying zone provisions to also influence planning provisions, rules and regulations for future development of the HNZ Bayard St Property
144	144.1	Wendy Alison Harrex	wendyharrex@gmail.com	Support the plan modification	144.1 Accept the plan change
145	145.1	Patrick Reddington and Letitia Reddington	patandtish@gmail.com	Support the plan modification	145.1 Accept the plan change
145	145.2	Patrick Reddington and Letitia Reddington	patandtish@gmail.com	Support the plan modification	145.2 Support height in relation to boundary
145	145.3	Patrick Reddington and Letitia Reddington	patandtish@gmail.com	Support the plan modification	145.3 Support yards
145	145.4	Patrick Reddington and Letitia Reddington	patandtish@gmail.com	Support the plan modification	145.4 Support paved areas
145	145.5	Patrick Reddington and Letitia Reddington	patandtish@gmail.com	Support the plan modification	145.5 Support fences and walls

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
146	146.1	Z Energy Limited BP Oil NZ Limited Mobil Oil NZ Limited c/- Gael McKitterick - 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	146.1 Accept the plan change
146	146.2	Z Energy Limited BP Oil NZ Limited Mobil Oil NZ Limited c/- Gael McKitterick - 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	146.2 Adopt the amendments to standard D18 Activity Table (Explanation) as notified
146	146.3	Z Energy Limited BP Oil NZ Limited Mobil Oil NZ Limited c/- Gael McKitterick - 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	146.3 Adopt the amendments to standard D18.6.1 Standards for Buildings in Special Character Areas Overlay as notified
146	146.4	Z Energy Limited BP Oil NZ Limited Mobil Oil NZ Limited c/- Gael McKitterick - 4Sight Consulting Limited	gaelm@4sight.co.nz	Support the plan modification	146.4 Adopt any other such relief, including additions, deletions, consequential amendments or alternative relief necessary to give effect to these submissions as a result of the matters raised
147	147.1	Annette Mason	silencealchemy@icloud.com		147.1 Support special consideration for historical character areas such as Ponsonby - important to ensure there is ongoing guidelines to retain the integrity of history into the future
148	148.1	Roger Henstock	r.nhenstock@xtra.co.nz	Support the plan modification	148.1 Accept the plan change
149	149.1	Philip John Mayo	mayop@xtra.co.nz	Oppose the plan modification	149.1 Decline the plan change
149	149.2	Philip John Mayo	mayop@xtra.co.nz	Oppose the plan modification	149.2 Retain the 3m rear yard
149	149.3	Philip John Mayo	mayop@xtra.co.nz	Oppose the plan modification	149.3 Increase building coverage from 45% to 50%
149	149.4	Philip John Mayo	mayop@xtra.co.nz	Oppose the plan modification	149.4 Increase side yard fencing in front of façade to 2m
149	149.5	Philip John Mayo	mayop@xtra.co.nz	Oppose the plan modification	149.5 Reject amendments to subdivision in SCAR. Minimum lot size for underlying zoning should prevail i.e. retain 600 sqm

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
150	150.1	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.1 Accept the plan change with amendments
150	150.2	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.2 Amend preamble to activity table - change wording as per submission
150	150.3	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.3 Amend additions and alterations in D18.4.1 - Activity table - change wording to A2 as per submission
150	150.4	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.4 Amend demolition controls in D18.4.1 - Activity table - change wording as per submission
150	150.5	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.5 Amend additions and alterations in D18.4.1 - Activity table - change wording to A4 as per submission
150	150.6	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.6 Amend purpose statement of building height in activity table - change wording as per submission
150	150.7	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.7 Amend HiRTB in D18.6.1.2 - height in relation to boundary - change wording to delete 15m trigger
150	150.8	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.8 Amend side yard setback to 1m in D18.6.1.3.1 - Yards
150	150.9	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.9 Amend purpose statement of D18.6.1.7 - Fences and walls
150	150.10	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.10 Amend D18.6.1.7 - Fences and walls - change wording to remove the 1.2m side fence in front of façade in accordance with the submission
150	150.11	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.11 Amend D18.8.2.1 - Assessment Criteria - by adding reference to the relevant assessment criteria for the standard (or equivalent standard) in the underlying zone
150	150.12	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.12 Amend E38.8.2.6 - Subdivision - add wording - min lot sizes not appropriate when considering a joint land-use and subdivision application

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
150	150.13	B Dayal c/- Vijay Lala - Tattico Limited	vijay.lala@tattico.co.nz	Accept the plan modification with amendments	150.13 Any other consequential amendments that are necessary to give effect to the matters raised in this submission
151	151.1	Bronwyn Hayes	bhayes12a@yahoo.co.nz	Oppose the plan modification	151.1 Decline the plan change
151	151.2	Bronwyn Hayes	bhayes12a@yahoo.co.nz	Oppose the plan modification	151.2 Retain the SCAO in heritage suburbs
151	151.3	Bronwyn Hayes	bhayes12a@yahoo.co.nz	Oppose the plan modification	151.3 Retain 3m rear yard
151	151.4	Bronwyn Hayes	bhayes12a@yahoo.co.nz	Oppose the plan modification	151.4 Retain the 3m 45 Hirtb
152	152.1	Marilyn Elvin	marilyn@elvin.co.nz		152.1 Support the standard of no more than 2 levels for a dwelling
152	152.2	Marilyn Elvin	marilyn@elvin.co.nz		152.2 Request future plan change to address increased traffic congestion and # of vehicles per owner
153	153.1	Michael Neil Hayes	mnhayes@gmail.com	Oppose the plan modification	153.1 Decline the plan change
153	153.2	Michael Neil Hayes	mnhayes@gmail.com	Oppose the plan modification	153.2 Retain 3m rear yard
153	153.3	Michael Neil Hayes	mnhayes@gmail.com	Oppose the plan modification	153.3 Retain 2.5m 45 Hirtb
153	153.4	Michael Neil Hayes	mnhayes@gmail.com	Oppose the plan modification	153.4 Criteria for discretion and assessment should be specific to the dominant rules for the area and criteria for other zones should not be used in consideration of applications
154	154.1	Mrs Anna Lomas Breckon	anna.breckon@gmail.com	Support the plan modification	154.1 Agree to HiRTB as proposed
154	154.2	Mrs Anna Lomas Breckon	anna.breckon@gmail.com	Oppose the plan modification	154.2 Amend side yard depth to 1m not 1.2m
154	154.3	Mrs Anna Lomas Breckon	anna.breckon@gmail.com	Oppose the plan modification	154.3 Amend the height of fences within the front yard to 1.8m if 50% visually open
154	154.4	Mrs Anna Lomas Breckon	anna.breckon@gmail.com	Support the plan modification	154.4 Amend all fences within the side and rear yards should be allowed to be 2 metres high
155	155.1	Alan Stokes	alanstokesnz@outlook.com	Accept the plan modification with amendments	155.1 Accept the plan change with amendments
155	155.2	Alan Stokes	alanstokesnz@outlook.com	Accept the plan modification with amendments	155.2 There should not be an exact height for fences/walls specified (front boundary) Instead, the height of fences/walls should be similar to other fences/walls in the streetscape
156	156.1	Brent Swain	brentswain@gmail.com	Accept the plan modification with amendments	156.1 Accept the plan change with amendments

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
156	156.2	Brent Swain	brentswain@gmail.com	Accept the plan modification with amendments	156.2 Oppose 1.2 metre height for front and side fences at the front of the house. Front fencing to be at height of 1.5m maximum, side fencing at front of house at height 1.8 maximum. Fencing at the front of the house to be in keeping with the house
157	157.1	Roy Koshy	koshy_roy@yahoo.co.in	Accept the plan modification with amendments	157.1 Accept the plan change with amendments
157	157.2	Roy Koshy	koshy_roy@yahoo.co.in	Accept the plan modification with amendments	157.2 Applications on the special housing area need to be considered on a case by case basis with a focus on development.
157	157.3	Roy Koshy	koshy_roy@yahoo.co.in	Accept the plan modification with amendments	157.3 Implement the same rules as that of a single housing on special housing
157	157.4	Roy Koshy	koshy_roy@yahoo.co.in	Accept the plan modification with amendments	157.4 HIRB rules should be same irrespective of where the dwelling is positioned/being positioned (front/rear of the property)
157	157.5	Roy Koshy	koshy_roy@yahoo.co.in	Accept the plan modification with amendments	157.5 Maximum height to be kept at 8+1m for gable
157	157.6	Roy Koshy	koshy_roy@yahoo.co.in	Accept the plan modification with amendments	157.6 Additional/Alternation and up to 40% demolition is suggested to be a permitted activity
157	157.7	Roy Koshy	koshy_roy@yahoo.co.in	Accept the plan modification with amendments	157.7 If the house is damaged and unable to restored to its former glory shall be permitted to be demolished
158	158.1	Robert G Felix	rgf@xtra.co.nz	Accept the plan modification with amendments	158.1 Accept the plan change with amendments
158	158.2	Robert G Felix	rgf@xtra.co.nz	Accept the plan modification with amendments	158.2 Amend rule D18.6.1.7 - Fences and walls to limit back yard fences to 1.7 or 1.8 metres, not 2.0 metres
159	159.1	Dinah Holman	d.holman.nz@gmail.com		159.1 That the submission time be extended by at least another month
159	159.2	Dinah Holman	d.holman.nz@gmail.com		159.2 Amend the first bullet point of the purpose statement for D18.6.1.1 - Building height to read "retain the existing built form character of historically predominantly one storey in the established residential neighbourhoods"

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
159	159.3	Dinah Holman	d.holman.nz@gmail.com		159.3 Require suitable greater restriction on two-storey houses, e.g. larger yards
159	159.4	Dinah Holman	d.holman.nz@gmail.com		159.4 For calculating height in relation to boundary, the point from which the recession plane is set in the Overlay Area be reduced to 2.5m
159	159.5	Dinah Holman	d.holman.nz@gmail.com		159.5 Rear yards be restored to 3m
159	159.6	Dinah Holman	d.holman.nz@gmail.com		159.6 Everyone living in a Special Character Overlay Area be informed by mail about Proposed Plan Change 26, with a summary list of the changes added to the explanation
160	160.1	Helen Louise Phillips-Hill	helen.phillips@xtra.co.nz	Oppose the plan modification	160.1 Decline the plan change
160	160.2	Helen Louise Phillips-Hill	helen.phillips@xtra.co.nz	Oppose the plan modification	160.2 - Retain the rules and policies of the North Shore District Plan Residential 3 zone
160	160.3	Helen Louise Phillips-Hill	helen.phillips@xtra.co.nz	Oppose the plan modification	160.3 Oppose changes to the HiRTB
160	160.4	Helen Louise Phillips-Hill	helen.phillips@xtra.co.nz	Oppose the plan modification	160.4 Oppose changes to the rear yard setback
160	160.5	Helen Louise Phillips-Hill	helen.phillips@xtra.co.nz	Oppose the plan modification	160.5 Oppose the different rules for longer frontages (for height in relation to boundary controls)
161	161.1	Anthony Chapman	ajchapman@gmail.com	Support the plan modification	161.1 Accept the plan change with amendments
161	161.2	Anthony Chapman	ajchapman@gmail.com	Support the plan modification	161.2 Change side yard to 1m
161	161.3	Anthony Chapman	ajchapman@gmail.com	Support the plan modification	161.3 Support allowing 2m high fences
162	162.1	Kirsty Gillon, Buchanan House Trust c/- Grant Gillon	kgillon09@gmail.com	Amend the plan modification if it is not declined	162.1 Amend the plan change if it is not declined
162	162.2	Kirsty Gillon, Buchanan House Trust c/- Grant Gillon	kgillon09@gmail.com	Amend the plan modification if it is not declined	162.2 Amend Overlay rule for height in relation to boundary to define the envelope to at least 2.5m vertical height and then a 45 degree incline
162	162.3	Kirsty Gillon, Buchanan House Trust c/- Grant Gillon	kgillon09@gmail.com	Amend the plan modification if it is not declined	162.3 Retain 3m rear yard
163	163.1	Rosemay Brown	rosiebbrown1@gmai.com	Support the plan modification	163.1 Accept the plan change
164	164.1	Alex Findlay, Expanse Ltd	alex@expanseplanning.co.nz	Amend the plan modification if it is not declined	164.1 Amend the plan modification if it is not declined

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
164	164.2	Alex Findlay, Expanse Ltd	alex@expanseplanning.co.nz	Amend the plan modification if it is not declined	164.2 Allow rear sites and those with a 15 m or more frontage to utilise the more flexible 3 m and 45° height in relation to boundary control
165	165.1	Margaret Mary Neill	mmsjneills@xtra.co.nz	Oppose the plan modification	165.1 Decline the Plan Change
165	165.2	Margaret Mary Neill	mmsjneills@xtra.co.nz	Oppose the plan modification	165.2 Remove 11 Dudley Road, Mission Bay from SCAR overlay
166	166.1	John Andrew Silva	john.s48@hotmail.com	Amend the plan modification if it is not declined	166.1 Amend the plan modification if it is not declined
166	166.2	John Andrew Silva	john.s48@hotmail.com	Amend the plan modification if it is not declined	166.2 Amend the fence heights to about 2m
166	166.3	John Andrew Silva	john.s48@hotmail.com	Amend the plan modification if it is not declined	166.3 Apply more appropriate fence height to Hill Park, Manurewa
167	167.1	Beryl Jack	jackaranda@extra.co.nz	Support the plan modification	167.1 Accept the plan change
167	167.2	Beryl Jack	jackaranda@extra.co.nz	Support the plan modification	167.2 SCAR rules should replace underlying zone rules
168	168.1	Janelle Costley	23 Paget Street Freemans Bay Auckland 1011	Support the plan modification	168.1 Accept the plan change
168	168.2	Janelle Costley	23 Paget Street Freemans Bay Auckland 1011	Support the plan modification	168.1 SCAR rules should replace underlying zoning rules
169	169.1	Mary and Jonathan Mason	marymillermason@hotmail.com	Accept the plan modification with amendments	169.1 Accept the plan change with amendments
169	169.2	Mary and Jonathan Mason	marymillermason@hotmail.com	Accept the plan modification with amendments	169.2 Remove 3m 45 HiRTB and instead have a 2.5m vertical height and a 45 degree incline
169	169.3	Mary and Jonathan Mason	marymillermason@hotmail.com	Accept the plan modification with amendments	169.3 Retain 3m rear yard
169	169.4	Mary and Jonathan Mason	marymillermason@hotmail.com	Accept the plan modification with amendments	169.4 Support that the Special Character Area Overlay should prevail over corresponding provisions but do not relax any of the SCAR provisions

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
170	170.1	Joe Martin	josephmartin@xtra.co.nz	Oppose the plan modification	170.1 Amend the plan change if it is not declined
170	170.2	Joe Martin	josephmartin@xtra.co.nz	Oppose the plan modification	170.2 Amend D18.1 - Background so that business zoned sites within the Overlay – Residential : North Shore – Devonport and Stanley Point are treated in the same manner as in the 'General' overlay
170	170.3	Joe Martin	josephmartin@xtra.co.nz	Oppose the plan modification	170.3 Amend D18.1 Background by adding text 'General and Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point'
170	170.4	Joe Martin	josephmartin@xtra.co.nz	Oppose the plan modification	170.4 Amend D18.4.2 - Activity table (Introduction) by adding text 'General and Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point'
170	170.5	Joe Martin	josephmartin@xtra.co.nz	Oppose the plan modification	170.5 Amend D18.4.2 Activity table by adding text 'and Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point'
170	170.6	Joe Martin	josephmartin@xtra.co.nz	Oppose the plan modification	170.6 Amend D18.6 - Standards by adding text 'and Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point'
170	170.7	Joe Martin	josephmartin@xtra.co.nz	Oppose the plan modification	170.7 Amend D18.6.2 - Standards by adding text 'and Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point'
170	170.8	Joe Martin	josephmartin@xtra.co.nz	Oppose the plan modification	170.8 Any alternative and additional changes to PC26 that would provide for the matters set out in this submission
170	170.9	Joe Martin	josephmartin@xtra.co.nz	Oppose the plan modification	170.9 Any other consequential or alternative amendments arising from these changes
171	171.1	Linda Whitcombe Devonport Heritage	celticfiddle@gmx.com	Oppose the plan modification	171.1 Decline the plan change

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
171	171.2	Linda Whitcombe Devonport Heritage	celticfiddle@gmx.com	Oppose the plan modification	171.2 Retain the current height regulations for Devonport
171	171.3	Linda Whitcombe Devonport Heritage	celticfiddle@gmx.com	Oppose the plan modification	171.3 Retain the boundary regulations for Devonport
172	172.1	Sam and Rhonda Mojel	samandrondam@gmail.com	Oppose the plan modification	172.1 Opposed to the proposed changes to the Unitary Plan
172	172.2	Sam and Rhonda Mojel	samandrondam@gmail.com	Oppose the plan modification	172.2 Hirtb rules should not be altered
173	173.1	John Childs c/- John Childs Consultants Limited	john.childs@xtra.co.nz	Accept the plan modification with amendments	173.1 Accept the plan change with amendments
173	173.2	John Childs c/- John Childs Consultants Limited	john.childs@xtra.co.nz	Accept the plan modification with amendments	173.2 Rear sites should have the Overlay HiRTB applied in D18.6.1.2 by deleting Clause (2)
173	173.3	John Childs c/- John Childs Consultants Limited	john.childs@xtra.co.nz	Accept the plan modification with amendments	173.3 Include the rear yards of 3m in Table 18.6.1.3
173	173.4	John Childs c/- John Childs Consultants Limited	john.childs@xtra.co.nz	Accept the plan modification with amendments	173.4 Adjust the Building Coverage rule for sites over 1000 sqm - D18.6.1.4 to 35%
173	173.5	John Childs c/- John Childs Consultants Limited	john.childs@xtra.co.nz	Accept the plan modification with amendments	173.5 Adjust the Landscaped Area rule - D18.6.15 to 40% for sites over 1000msq
173	173.6	John Childs c/- John Childs Consultants Limited	john.childs@xtra.co.nz	Accept the plan modification with amendments	173.6 Adjust the Impervious surfaces rule - D18.6.1.6 to 60% for sites over 1000msq
173	173.7	John Childs c/- John Childs Consultants Limited	john.childs@xtra.co.nz	Accept the plan modification with amendments	173.7 Any further or consequential relief in accordance with the reasons for this submission
174	174.1	Kevin Bligh	kmbligh@gmail.com	Support the plan modification	174.1 Accept the whole plan change
175	175.1	Coralie Ann van Camp	coralie.vancamp@gmail.com	Oppose the plan modification	175.1 Decline the plan change
175	175.2	Coralie Ann van Camp	coralie.vancamp@gmail.com	Oppose the plan modification	175.2 Oppose height to boundary reduction from 3m to 1m in character areas
175	175.3	Coralie Ann van Camp	coralie.vancamp@gmail.com	Oppose the plan modification	175.3 Oppose a change in the rules for building expansion on a property without notification to neighbours
176	176.1	Margot Jane McRae	mmcrae@xtra.co.nz	Oppose the plan modification	176.1 Accept the plan modification with amendments
176	176.2	Margot Jane McRae	mmcrae@xtra.co.nz	Oppose the plan modification	176.2 HTB - should be 2.5m vertical height and 45 degrees angle
176	176.3	Margot Jane McRae	mmcrae@xtra.co.nz	Oppose the plan modification	176.3 Rear yard building setback should be 3 metres

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
176	176.4	Margot Jane McRae	mmcrae@xtra.co.nz	Oppose the plan modification	176.4 Building Coverage on 300m-500m sites should be 35%.
177	177.1	Francesca Wilson and William Porter	dudley16@slingshot.co.nz	Opoose the plan modification	177.1 Decline the plan change
177	177.2	Francesca Wilson and William Porter	dudley16@slingshot.co.nz	Opoose the plan modification	177.2 Remove property at 16 Dudley Road, Mission Bay from SCAR overlay
178	178.1	KCH Trust and Ifwersen Family Trust c/- Bianca Tree, Minter Ellison Rudd Watts	bianca.tree@minterellison.co.nz	Accept the plan modification with amendments	178.1 Accept with amendments and conditions
178	178.2	KCH Trust and Ifwersen Family Trust c/- Bianca Tree, Minter Ellison Rudd Watts	bianca.tree@minterellison.co.nz	Oppose the plan modification	178.2 That the proposed purpose statement in each of the standards in the Special Character Areas Overlay be removed
178	178.3	KCH Trust and Ifwersen Family Trust c/- Bianca Tree, Minter Ellison Rudd Watts	bianca.tree@minterellison.co.nz	Support the plan modification	178.3 Allow the changes to D18.6.1.2 Height in relation to boundary subject to removal of purpose statement
178	178.4	KCH Trust and Ifwersen Family Trust c/- Bianca Tree, Minter Ellison Rudd Watts	bianca.tree@minterellison.co.nz	Support the plan modification	178.4 Allow the amendments to the landscaped area standard D18.6.1.5 subject to removal of purpose statement
178	178.5	KCH Trust and Ifwersen Family Trust c/- Bianca Tree, Minter Ellison Rudd Watts	bianca.tree@minterellison.co.nz	Support the plan modification	178.5 Allow the amendments to the maximum impervious area standard D18.6.1.6 subject to removal of purpose statement
178	178.6	KCH Trust and Ifwersen Family Trust c/- Bianca Tree, Minter Ellison Rudd Watts	bianca.tree@minterellison.co.nz	Support the plan modification	178.6 Allow the amendments to the fences, walls and other structures standard D18.6.1.7 subject to removal of purpose statement
178	178.7	KCH Trust and Ifwersen Family Trust c/- Bianca Tree, Minter Ellison Rudd Watts	bianca.tree@minterellison.co.nz	Support the plan modification	178.7 Such relief and/or amendments to the Plan Change as may be necessary to address the Trustees' concerns, as outlined above
179	179.1	Rachel Scott Wilson	rachel.scott.wilson@gmail.com	Oppose the plan modification	179.1 Decline the plan change
179	179.2	Rachel Scott Wilson	rachel.scott.wilson@gmail.com	Oppose the plan modification	179.2 That the rules and policies of the North Shore City District Plan Residential 3 Zone be retained unchanged
180	180.1	Glen Frost, Hillpark Resident's Association	glen.frost@gmail.com	Support the plan modification	180.1 Accept the plan change with amendments
180	180.2	Glen Frost, Hillpark Resident's Association	glen.frost@gmail.com	Support the plan modification	180.2 Add to Table E38.8.2.4.1 Subdivision of sites identified in the Subdivision Variation Control to be updated to include Hillpark / Manurewa with 750sqm minimum lot size
181	181.1	Alison McMinn	minn@xtra.co.nz	Oppose the plan modification	181.1 Decline the plan change

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
182	182.1	Michael Snowden c/- Philip Brown -Campbell Brown	philip@campbellbrown.co.nz	Accept the plan modification with amendments	182.1 Accept the plan modification with amendments
182	182.2	Michael Snowden c/- Philip Brown -Campbell Brown Planning	philip@campbellbrown.co.nz	Accept the plan modification with amendments	182.2 That standard D18.6.1.2 be amended so that all sites within the SCA Overlay are subject to a 3.0m+45o HIRB standard
182	182.3	Michael Snowden c/- Philip Brown -Campbell Brown Planning	philip@campbellbrown.co.nz	Accept the plan modification with amendments	182.3 That standard D18.6.1.7 be amended so that a fence up to 2m high is enabled on one front boundary of a corner site
182	182.4	Michael Snowden c/- Philip Brown -Campbell Brown Planning	philip@campbellbrown.co.nz	Accept the plan modification with amendments	182.4 Such other amendments to the provisions of the AUP as may be necessary to give effect to the relief sought in this submission
183	183.1	Stephanie Mary May	weston.house@xtra.co.nz	Oppose the plan modification	183.1 Decline the plan change
183	183.2	Stephanie Mary May	weston.house@xtra.co.nz	Oppose the plan modification	183.2 That the rules and policies of the North Shore City District Plan Residential 3 Zone be retained unchanged
184	184.1	Denny Boothe	dennyboothe@gmail.com.	Oppose the plan modification	184.1 The Special Character overlay provisions should remain but be considered with all the provisions of the Single House zone provisions
184	184.2	Denny Boothe	dennyboothe@gmail.com.	Oppose the plan modification	184.2 Purpose statements of the Single House zone in the AUP are important and should prevail
184	184.3	Denny Boothe	dennyboothe@gmail.com.	Oppose the plan modification	184.3 Site coverage of the Single House zone should prevail.
184	184.4	Denny Boothe	dennyboothe@gmail.com.	Oppose the plan modification	184.4 Maximum impervious area of the Single House zone standards should prevail
184	184.5	Denny Boothe	dennyboothe@gmail.com.	Oppose the plan modification	184.5 The 3m back yard provision of the Special character overlay standards should remain
184	184.6	Denny Boothe	dennyboothe@gmail.com.	Oppose the plan modification	184.6 Where there are corresponding provisions, such as site coverage, heights, maximum impervious areas, the most restrictive individual conditions on building should prevail in order to protect the natural and built heritage of the area and amenity values of immediate neighbours

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
185	185.1	Sonya Marx	redsonya58@gmail.com	Support the plan modification	185.1 Accept the plan modification
186	186.1	Tom Ang	tomang@orcon.net.nz	Oppose the plan modification	186.1 Accept the plan modification with amendments
186	186.2	Tom Ang	tomang@orcon.net.nz	Oppose the plan modification	186.2 Oppose the increase of HIRB from 2.5m to 3m - D18.6.1.2
186	186.3	Tom Ang	tomang@orcon.net.nz	Oppose the plan modification	186.3 Oppose the increases in building coverage - D18.6.1.4
186	186.4	Tom Ang	tomang@orcon.net.nz	Oppose the plan modification	186.4 Oppose increase in maximum impervious areas - D18.6.1.6
186	186.5	Tom Ang	tomang@orcon.net.nz	Oppose the plan modification	186.5 Object to any reduction in the threshold for notifying consents
186	186.6	Tom Ang	tomang@orcon.net.nz	Oppose the plan modification	186.6 Council has failed in its duty of care and obligations under the Local Government Act 1974 (LGA) to be 'comprehensible', and to "provide enough information to enable the person consulted to be adequately informed so as to be able to make intelligent and useful responses
187	187.1	Michael Craddock	mike.craddock.uk@gmail.com	Support the plan modification	187.1 Accept the plan change
187	187.2	Michael Craddock	mike.craddock.uk@gmail.com	Support the plan modification	187.2 Howick's lack of protection and absence of special character area overlay needs to be addressed
188	188.1	Rhys Armstrong	Rhysarmstrong@gmail.com	Oppose the plan modification	188.1 Decline the plan change
188	188.2	Rhys Armstrong	Rhysarmstrong@gmail.com	Oppose the plan modification	188.2 Howick needs to be classed as a special character area overlay
189	189.1	Andrea Lee Blondel	andreablondeldesign@gmail.com	Oppose the plan modification	189.1 Decline the plan modification
189	189.2	Andrea Lee Blondel	andreablondeldesign@gmail.com	Oppose the plan modification	189.2 Howick must be included in Plan Change 26
190	190.1	Mari Pettersson	mari.j@slingshot.co.nz	Accept the plan modification with amendments	190.1 Accept the plan modification with amendments
190	190.2	Mari Pettersson	mari.j@slingshot.co.nz	Accept the plan modification with amendments	190.2 Howick must be included in Plan Change 26
191	191.1	Catherine Wade	catdee_@hotmail.com	Amend the plan modification if it is not declined	191.1 Amend the plan modification if it is not declined
191	191.2	Catherine Wade	catdee_@hotmail.com	Amend the plan modification if it is not declined	191.2 Howick must be included in PC26
192	192.1	Shona Stilwell	shona.stilwell@gmail.com	Oppose the plan modification	192.1 Decline the plan modification

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
192	192.2	Shona Stilwell	shona.stilwell@gmail.com	Oppose the plan modification	192.2 That the rules and policies of the North Shore City District Plan Residential 3 Zone be retained unchanged
193	193.1	Jackie Daw	jackielaurasmith@hotmail.com	Support the plan modification	193.1 Accept the plan modification
193	193.2	Jackie Daw	jackielaurasmith@hotmail.com	Support the plan modification	193.2 Howick needs to be added to the PC 26
194	194.1	Jim Donald	jim_donald@xtra.co.nz	Support the plan modification	194.1 Accept the plan change
194	194.2	Jim Donald	jim_donald@xtra.co.nz	Support the plan modification	194.2 Plan Change 26 must include Howick,
195	195.1	Sally Cooper	s.cooper13@sky.com	Support the plan modification	195.1 Accept the plan modification with amendments
195	195.2	Sally Cooper	s.cooper13@sky.com	Support the plan modification	195.2 That Howick, specifically the area that fully surrounds Stockade Hill, should also be included in Special Character Area overlay
196	196.1	Grace Hood-Edwards	graceh-e@hotmail.com	Accept the plan modification with amendments	196.1 Accept the plan modification with amendments
196	196.2	Grace Hood-Edwards	graceh-e@hotmail.com	Accept the plan modification with amendments	196.2 Include Howick and Howick Village in PC26 and grant Howick a Special Character Overlay
197	197.1	Jennifer Ivy Helander	sybilz01@gmail.com	Oppose the plan modification	197.1 Decline the plan modification
198	198.1	Naomi Maureen Forrester	naomi@speakingolutions.co.nz	Accept the plan modification with amendments	198.1 Accept the plan modification with amendments
198	198.2	Naomi Maureen Forrester	naomi@speakingolutions.co.nz	Accept the plan modification with amendments	198.2 Add Howick (to the Special Character Area overlay)
199	199.1	Western Bays Community Group Inc c/- Bryan Bates	bryanbates@xtra.co.nz	Accept the plan modification with amendments	199.1 Accept the plan modification with amendments
199	199.2	Western Bays Community Group Inc c/- Bryan Bates	bryanbates@xtra.co.nz	Accept the plan modification with amendments	199.2 Amend Rule D18.6.1.7 to include the words "and other structures" wherever they are struck out in the text of PC26
199	199.3	Western Bays Community Group Inc c/- Bryan Bates	bryanbates@xtra.co.nz	Accept the plan modification with amendments	199.3 Amend Rule D18.8.1.1(3) by adding to sub-para (a) – "while ensuring that there is enough space between the wall of the subject dwelling/building and any adjacent dwelling/building to allow repairs, maintenance and painting

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
199	199.4	Western Bays Community Group Inc c/- Bryan Bates	bryanbates@xtra.co.nz	Accept the plan modification with amendments	199.4 Amend Rule D18.8.2.1(4)(c) by adding - "while ensuring that there is enough space between the wall of the subject dwelling/building and any adjacent dwelling/building to allow repairs, maintenance and painting.
200	200.1	Wendy Gray	wendzgray@orcon.net.nz	Accept the plan modification with amendments	200.1 Accept the proposed plan change with amendments as outlined below
200	200.2	Wendy Gray	wendzgray@orcon.net.nz	Accept the plan modification with amendments	200.2 Oppose the increase of HIRB from 2.5m to 3m - D18.6.1.2
200	200.3	Wendy Gray	wendzgray@orcon.net.nz	Accept the plan modification with amendments	200.3 Oppose the increases in building coverage - D18.6.1.4
200	200.4	Wendy Gray	wendzgray@orcon.net.nz	Accept the plan modification with amendments	200.4 Oppose increase in maximum impervious areas - D18.6.1.6
200	200.5	Wendy Gray	wendzgray@orcon.net.nz	Accept the plan modification with amendments	200.5 Object to any reduction in the threshold for notifying consents
200	200.6	Wendy Gray	wendzgray@orcon.net.nz	Accept the plan modification with amendments	200.6 Council has failed in its duty of care and obligations under the Local Government Act 1974 (LGA) to be 'comprehensible', and to "provide enough information to enable the person consulted to be adequately informed so as to be able to make intelligent and useful responses
201	201.1	Jesma Leigh Magill	jes.magill@xtra.co.nz	Oppose the plan modification	201.1 Decline the plan modification
201	201.2	Jesma Leigh Magill	jes.magill@xtra.co.nz	Oppose the plan modification	201.2 Howick must be included in Plan Change 26
202	202.1	Sue Cooper, Remuera Heritage	admin@remueraheritage.org.nz	Support the plan modification	202.1 Support the intention to clarify the difficulty and confusion that exists around having two sets of standards, activities and provisions applying where there is both the Special Character Areas Residential Overlay and an underlying zone
202	202.2	Sue Cooper, Remuera Heritage	admin@remueraheritage.org.nz	Support the plan modification	202.2 The more restrictive HiRTB requirement should apply

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
202	202.3	Sue Cooper, Remuera Heritage	admin@remueraheritage.org.nz	Support the plan modification	202.3 Opposes the intention to reduce the requirement for sufficient space to be provided in rear yards in order to separate housing and ancillary buildings from the rear boundary of a site
202	202.4	Sue Cooper, Remuera Heritage	admin@remueraheritage.org.nz	Support the plan modification	202.4 Retain the maximum heights for fencing from a house to the rear yard at a 1.8m maximum not 2m
202	202.5	Sue Cooper, Remuera Heritage	admin@remueraheritage.org.nz	Support the plan modification	202.5 Plan needs to take into account the effects of development on neighbours as well as on streetscape
202	202.6	Sue Cooper, Remuera Heritage	admin@remueraheritage.org.nz	Support the plan modification	202.6 The more restrictive requirements should apply regarding rules, standards and provisions which affect these environmental factors in our communities
202	202.7	Sue Cooper, Remuera Heritage	admin@remueraheritage.org.nz	Support the plan modification	202.7 Do not support anything which will make special character and heritage buildings more easily able to be demolished and special character areas to be eroded
202	202.8	Sue Cooper, Remuera Heritage	admin@remueraheritage.org.nz	Support the plan modification	202.8 All neighbours in special character areas to be notified when there is development proposed on their boundary
203	203.1	Sally Hughes, Character Coalition	sallyhughes1@me.com	Support the plan modification	203.1 Support the intention to clarify the difficulty and confusion that exists around having two sets of standards, activities and provisions applying where there is both the Special Character Areas
203	203.2	Sally Hughes, Character Coalition	sallyhughes1@me.com	Support the plan modification	203.2 The more restrictive HiRTB requirement should apply
203	203.3	Sally Hughes, Character Coalition	sallyhughes1@me.com	Support the plan modification	203.3 Opposes the intention to reduce the requirement for sufficient space to be provided in rear yards in order to separate housing and ancillary buildings from the rear boundary of a site
203	203.4	Sally Hughes, Character Coalition	sallyhughes1@me.com	Support the plan modification	203.4 Plan needs to take into account the effects of development on neighbours as well as on streetscape

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
203	203.5	Sally Hughes, Character Coalition	sallyhughes1@me.com	Support the plan modification	203.5 The more restrictive requirements should apply regarding rules, standards and provisions which affect these environmental factors in our communities
203	203.6	Sally Hughes, Character Coalition	sallyhughes1@me.com	Support the plan modification	203.6 Do not support anything which will make special character and heritage buildings more easily able to be demolished and special character areas to be eroded
203	203.7	Sally Hughes, Character Coalition	sallyhughes1@me.com	Support the plan modification	203.7 All neighbours in special character areas to be notified when there is development proposed on their boundary
204	204.1	Mount St Johns Residents' Group Inc c/- Catherine Peters	Catherine@praxispr.co.nz	Support the plan modification	204.1 Supportive of Plan Change 26.
204	204.2	Mount St Johns Residents' Group Inc c/- Catherine Peters	Catherine@praxispr.co.nz	Support the plan modification	204.2 Strongly support the clarification of isthmus zoning C2A and B1 zonings (Refer table E38.8.2.6.1 – Special Character Areas Overlay – residential and Business Subdivision Controls). This refers specifically to the 1000 square metre 'minimum net site area
204	204.3	Mount St Johns Residents' Group Inc c/- Catherine Peters	Catherine@praxispr.co.nz	Support the plan modification	204.3 Support the clarification of the overlay in relation to zoning for impervious areas
204	204.4	Mount St Johns Residents' Group Inc c/- Catherine Peters	Catherine@praxispr.co.nz	Support the plan modification	204.4 Support the changes to the height to boundary rules, which allow for the development of sites which have a frontage of less than 15 metres to three metres, and then at a 45 degree angle
204	204.5	Mount St Johns Residents' Group Inc c/- Catherine Peters	Catherine@praxispr.co.nz	Oppose the plan modification	204.5 Retain the current options for the 1.8 metre high front fence rule
205	205.1	Richard Graham Poole	richardpoole@xtra.co.nz	Oppose the plan modification	205.1 Decline the plan modification
205	205.2	Richard Graham Poole	richardpoole@xtra.co.nz	Oppose the plan modification	205.2 Howick must be included in Plan Change 26
206	206.1	Johnathan Hardie-Neil	jon@edwardsnz.co.nz	Oppose the plan modification	206.1 Oppose zoning and overlay on 53 Kelvin Road, Remuera

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
207	207.1	South Epsom Planning Group Inc c/- Alfred Richard Bellamy	d.bellamy@auckland.ac.nz	Amend the plan modification if it is not declined	207.1 Amend the plan change with suggested amendments if it is not declined
207	207.2	South Epsom Planning Group Inc c/- Alfred Richard Bellamy	d.bellamy@auckland.ac.nz	Amend the plan modification if it is not declined	207.2 Retain the 3m rear yard setback
207	207.3	South Epsom Planning Group Inc c/- Alfred Richard Bellamy	d.bellamy@auckland.ac.nz	Amend the plan modification if it is not declined	207.3 Supports the introduction of purpose statements for development standards but suggests amendments in particular broadening the focus from 'streetscape' to also include rear yards and neighbourhoods more generally
207	207.4	South Epsom Planning Group Inc c/- Alfred Richard Bellamy	d.bellamy@auckland.ac.nz	Amend the plan modification if it is not declined	207.4 S.32 report not fully considered plan change against objectives and policies & proposed amendments to obs and pols
207	207.5	South Epsom Planning Group Inc c/- Alfred Richard Bellamy	d.bellamy@auckland.ac.nz	Amend the plan modification if it is not declined	207.5 Change text for Standards in accordance with submission
207	207.6	South Epsom Planning Group Inc c/- Alfred Richard Bellamy	d.bellamy@auckland.ac.nz	Amend the plan modification if it is not declined	207.6 Change text for Building height in accordance with submission
207	207.7	South Epsom Planning Group Inc c/- Alfred Richard Bellamy	d.bellamy@auckland.ac.nz	Amend the plan modification if it is not declined	207.7 Change text for Hirtb in accordance with submission
207	207.8	South Epsom Planning Group Inc c/- Alfred Richard Bellamy	d.bellamy@auckland.ac.nz	Amend the plan modification if it is not declined	207.8 Change text for yards in accordance with submission
207	207.9	South Epsom Planning Group Inc c/- Alfred Richard Bellamy	d.bellamy@auckland.ac.nz	Amend the plan modification if it is not declined	207.9 Change text for building coverage in accordance with submission
207	207.10	South Epsom Planning Group Inc c/- Alfred Richard Bellamy	d.bellamy@auckland.ac.nz	Amend the plan modification if it is not declined	207.10 Change text throughout Matters of discretion in accordance with submission
208	208.1	Frank and Celia Visser, Celia Visser	celiav@visserdesign.com	Oppose the plan modification	208.1 Decline the plan modification
208	208.2	Frank and Celia Visser, Celia Visser Design	celiav@visserdesign.com	Oppose the plan modification	208.2 Protect the special character of cottages on College Hill
209	209.1	John and Sarah Walker	johnwalkerblacklabel@outlook.com	Oppose the plan modification	209.1 Amend the plan modification if it is not declined
209	209.2	John and Sarah Walker	johnwalkerblacklabel@outlook.com	Oppose the plan modification	209.2 Fencing rules should be as per single house zone
209	209.3	John and Sarah Walker	johnwalkerblacklabel@outlook.com	Oppose the plan modification	209.3 Yard rules are confusing

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
209	209.4	John and Sarah Walker	johnwalkerblacklabel@outlook.com	Oppose the plan modification	209.4 Amend SCAR and make it a different zone
210	210.1	Heritage New Zealand Pouhere Taonga c/- Susan Andrews	sandrews@heritage.org.nz	Support the plan modification	210.1 Accept the plan modification
211	211.1	Stephanie Jane Barnett	stephbarnettnz@gmail.com	Oppose the plan modification	211.1 Accept the plan modification with amendments
211	211.2	Stephanie Jane Barnett	stephbarnettnz@gmail.com	Oppose the plan modification	211.2 Howick needs to be included as a special character area
212	212.1	Julia Foster	abfabbubbles@hotmail.com	Support the plan modification	212.1 Accept the plan modification
212	212.2	Julia Foster	abfabbubbles@hotmail.com	Support the plan modification	212.2 Include Stockade Hill in PC 26 to save the views
213	213.1	Grey Power Howick Pakuranga & Districts Association Inc c/- Peters Bankers	peter.bankers@allianceit.co.nz	Accept the plan modification with amendments	213.1 Accept the proposed Plan Change with the amendments outlined
213	213.2	Grey Power Howick Pakuranga & Districts Association Inc c/- Peters Bankers	peter.bankers@allianceit.co.nz	Accept the plan modification with amendments	213.2 Amend Part D18.1 by removing the words "other than Howick".
213	213.3	Grey Power Howick Pakuranga & Districts Association Inc c/- Peters Bankers	peter.bankers@allianceit.co.nz	Accept the plan modification with amendments	213.3 Expand the Special Character notation on the Planning Maps to include the areas identified on the attached plan (Howick)
213	213.4	Grey Power Howick Pakuranga & Districts Association Inc c/- Peters Bankers	peter.bankers@allianceit.co.nz	Accept the plan modification with amendments	213.4 Amend the exception which states – There is no Special Character Overlay – Business: Howick. These words under Note 1 are to be
213	213.5	Grey Power Howick Pakuranga & Districts Association Inc c/- Peters Bankers	peter.bankers@allianceit.co.nz	Accept the plan modification with amendments	213.5 Provide an insertion in the tables in Part D18.1 to cover the special character Area Overlay in Howick for Business and Residential purposes
213	213.6	Grey Power Howick Pakuranga & Districts Association Inc c/- Peters Bankers	peter.bankers@allianceit.co.nz	Accept the plan modification with amendments	213.6 Provide a clear description in Schedule 15 at Part 15.1.6.1 of the special character values attributable to Howick for both Business and Residential purposes
214	214.1	John O'Grady c/- Ashleigh O'Grady	johnogrady@xtra.co.nz	Oppose the plan modification	214.1 Decline the plan modification

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
214	214.2	John O'Grady c/- Ashleigh O'Grady	johnogrady@xtra.co.nz	Oppose the plan modification	214.2 The current equal weighting of the special character areas and the provisions of the underlying residential zone need to be maintained with each property/development assessed on its merits.
215	215.1	Catherine Linton	cmlinton16@gmail.com	Support the plan modification	215.1 Accept the proposed Plan Change with amendments as outlined
215	215.2	Catherine Linton	cmlinton16@gmail.com	Support the plan modification	215.2 Amend Part D18.1 by removing the words "other than Howick"
215	215.3	Catherine Linton	cmlinton16@gmail.com	Support the plan modification	215.3 Expand the Special Character Area at Howick over those parts of the adjoining Mixed Housing Urban Zone in close proximity to Stockade Hill.
215	215.4	Catherine Linton	cmlinton16@gmail.com	Support the plan modification	215.4 Amend the exception which states – There is no Special Character Overlay – Business: Howick. These words under Note 1 are to be deleted
215	215.5	Catherine Linton	cmlinton16@gmail.com	Support the plan modification	215.5 Provide an insertion in the tables in Part D18.1 to cover the special character Area Overlay in Howick for Business and Residential purposes
215	215.6	Catherine Linton	cmlinton16@gmail.com	Support the plan modification	215.6 Provide a clear description in Schedule 15 at Part 15.1.6.1 of the special character values attributable to Howick for both Business and Residential purposes
216	216.1	Don Huse	don.huse@me.com	Support the plan modification	216.1 Support PC26 on conditions
216	216.2	Don Huse	don.huse@me.com	Support the plan modification	216.2 SCAR provisions to ensure any house alterations or new-builds will not adversely affect the amenity and value of any other properties included in the applicable special character area
216	216.3	Don Huse	don.huse@me.com	Support the plan modification	216.3 That no multi-storey apartment or commercial buildings can in any circumstances be built in (or immediately adjacent to) the applicable special character area

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
216	216.4	Don Huse	don.huse@me.com	Support the plan modification	216.4 That in any event, no AC consent to proceed with ANY construction (new or renovation) in the applicable special character area be granted, without reasonable prior advice being given to all the property owners in the immediate vicinity (or such owners who may be reasonably expected to be affected by or have an interest in such construction) such that they may seek clarification from the AC or lodge an objection with AC, in connection with the proposed construction
216	216.5	Don Huse	don.huse@me.com	Support the plan modification	216.5 Want “cast-iron” assurance that the amenity and value of our house (and all others located in the special character areas) is fully protected by PC26
217	217.1	Melissa Pearce	melpearce999@gmail.com	Amend the plan modification if it is not declined	217.1 Amend the plan modification if it is not declined
217	217.2	Melissa Pearce	melpearce999@gmail.com	Amend the plan modification if it is not declined	217.2 Add Howick to PC 26
217	217.3	Melissa Pearce	melpearce999@gmail.com	Amend the plan modification if it is not declined	217.3 Stockade Hill should not be developed
218	218.1	Leighton Haliday	Leighton@haldiay.com	Oppose the plan modification	218.1 Oppose to proposed changes (inferred from comments but not specified)
218	218.2	Leighton Haliday	Leighton@haldiay.com	Oppose the plan modification	218.2 Retain 3m rear yard setback
218	218.3	Leighton Haliday	Leighton@haldiay.com	Oppose the plan modification	218.3 Retain more restrictive HiRTB
218	218.4	Leighton Haliday	Leighton@haldiay.com	Oppose the plan modification	218.4 Protect sunlight access and privacy
219	219.1	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.1 Accept with amendments
219	219.2	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.2 Support the proposed inclusion of these activity statuses, as they provide clarity (A5A) and (A5B) (Activity statuses – fencing) in Table D18.4.1
219	219.3	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.3 Oppose the inclusion of “maintain a reasonable level of sunlight access...” in D18.6.1.1 Building height

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
219	219.4	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.4 Amend the provisions in D18.6.1.2 Height in relation to boundary for the 3m + 45° to apply to all Isthmus A sites and sites with frontages less than 15m, and for the underlying zone provisions to apply to all other sites
219	219.5	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.5 Supports the removal of the HIRTB planes from front boundaries
219	219.6	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.6 Supports the inclusion of the exclusion provisions set out in D18.6.1.2(2)-(6)
219	219.7	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.7 Seeks that the provisions set out in underlying zones that do not require HIRTB from Open Space zoned sites exceeding 2,000m ² and Business-zoned sites, should be adopted in the SCAR overlay
219	219.8	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.8 Supports the deletion of the 3m rear yard and the reversion to the underlying zone rear yard setback
219	219.9	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.9 Seeks the 1.2m side yard standard to be deleted and reversion to the underlying zone side yard setback
219	219.10	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.10 Opposes the retention of the building coverage provisions being based on arbitrary thresholds relating to site areas. Suggests new thresholds, formulas and re wording
219	219.11	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.11 Opposes the retention of the landscaped area provisions being based on thresholds relating to site areas for Isthmus A sites. Suggests new thresholds, formulas and re wording
219	219.12	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.12 Submitter opposes the retention of the impervious area provisions being based on thresholds relating to site areas. Suggests new thresholds and re wording

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
219	219.13	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.13 Amend the Purpose Statement for D18.6.1.7 Fences and walls to add reference to providing privacy for rear yards and outdoor spaces
219	219.14	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.14 Objects to corner sites being treated as having two front facades which would be subject to a 1.2m high fence height. Provides a diagram showing suggested 50% at 1.8m height
219	219.15	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.15 Request a diagram of fence heights be inserted as per the submission
219	219.16	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.16 Supports overlay subdivision rules prevailing but clarity required on activity status
219	219.17	Mark Crosbie, Heid Crosbie and Adeux Trustee Limited	sarahb@barker.co.nz	Accept the plan modification with amendments	219.17 Such further or other consequential or alternative relief as may be necessary to fully give effect to the matters raised and relief sought in this submission
220	220.1	Roman Catholic Bishop of the Diocese of Auckland c/- Michael Campbell	michael@campbellbrown.co.nz	Support the plan modification	220.1 Supports the amended provisions, but seeks some amendments to the following standards
220	220.2	Roman Catholic Bishop of the Diocese of Auckland c/- Michael Campbell	michael@campbellbrown.co.nz	Support the plan modification	220.2 Amend Standard D18.6.1.2 Height in relation to boundary so that all sites within the SCA Overlay are subject to a 3.0m+45o HIRB standard - photo example and site frontage diagrams provided
220	220.3	Roman Catholic Bishop of the Diocese of Auckland c/- Michael Campbell	michael@campbellbrown.co.nz	Support the plan modification	220.3 Amend Standard D18.6.1.7 Fences and walls so that a fence up to 2m high is enabled on one front boundary of a corner site
220	220.4	Roman Catholic Bishop of the Diocese of Auckland c/- Michael Campbell	michael@campbellbrown.co.nz	Support the plan modification	220.4 Such other amendments to the provisions of the AUP as may be necessary to give effect to the relief sought in this submission
221	221.1	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.1 Accept with amendments
221	221.2	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.2 Supports the proposed inclusion of the activity statuses - (A5A) and (A5B) (Activity statuses – fencing) in Table D18.4.1

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
221	221.3	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.3 Opposes the inclusion of “maintain a reasonable level of sunlight access...”in D18.6.1.1 Building Height
221	221.4	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.4 Amend the provisions in D18.6.1.2 Height in relation to boundary for the 3m + 45° to apply to all Isthmus A sites and sites with frontages less than 15m, and for the underlying zone provisions to apply to all other sites
221	221.5	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.5 Supports the removal of the HIRTB planes from front boundaries
221	221.6	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.6 Include the exclusion provisions set out in D18.6.1.2(2)-(6) as proposed in PC26
221	221.7	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.7 Preclude the HiRTB standards on sites bordering business zoned sites and on open space zones exceeding 2000m2
221	221.8	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.8 Supports the deletion of the 3m rear yard
221	221.9	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.9 Delete the 1.2m side yard standard
221	221.10	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.10 Opposes the retention of the building coverage provisions being based on arbitrary thresholds relating to site areas. Suggests new thresholds, formulas and re wording
221	221.11	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.11 Opposes the retention of the landscaped area provisions being based on thresholds relating to site areas for Isthmus A sites. Suggests new thresholds, formulas and re wording
221	221.12	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.12 Opposes the retention of the impervious area provisions being based on thresholds relating to site areas. Suggests new thresholds and re wording
221	221.13	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.13 Objects to corner sites being treated as having two front facades which would be subject to a 1.2m high fence height. Provides a diagram showing suggested 50% at 1.8m height

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
221	221.14	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.14 Reword Purpose statement for fences and walls
221	221.15	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.15 Insert a new diagram of fence heights. Submitter has supplied one
221	221.16	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.16 Change fences and walls standard wording as per submission
221	221.17	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.17 Supports overlay subdivision rules prevailing but requires clarity on activity status
221	221.18	Auckland Grammar School (AGS) c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	221.18 Such further or other consequential or alternative relief as may be necessary to fully give effect to the matters raised and relief sought in this submission
222	222.1	Rachael and Jonathan Sinclair	rachsinaclair@orcon.net.nz	Support the plan modification	222.1 Accept the plan modification with amendments
222	222.2	Rachael and Jonathan Sinclair	rachsinaclair@orcon.net.nz	Support the plan modification	222.2 Support the inclusion of purpose statements for the various standards in the Overlay
222	222.3	Rachael and Jonathan Sinclair	rachsinaclair@orcon.net.nz	Support the plan modification	222.3 Support Overlay height to boundary being applied (3m and 45 degree) but believe it should apply to all sites in the area (not just those 15m or less frontage)
222	222.4	Rachael and Jonathan Sinclair	rachsinaclair@orcon.net.nz	Support the plan modification	222.4 Support the clarification so that height in relation to boundary applies on the farthest boundary of the legal right of way, entrance strip, access site to pedestrian accessway
222	222.5	Rachael and Jonathan Sinclair	rachsinaclair@orcon.net.nz	Support the plan modification	222.5 Support the removal of the 3m rear yard requirement
222	222.6	Rachael and Jonathan Sinclair	rachsinaclair@orcon.net.nz	Support the plan modification	222.6 Support the increase in impervious surface in the Overlay
223	223.1	Grant Dickson	wally.g33@dickson.co.nz	Support the plan modification	223.1 Accept the plan change with amendments
223	223.2	Grant Dickson	wally.g33@dickson.co.nz	Support the plan modification	223.2 Amend Part D18.1 by removing the words "other than Howick"
223	223.3	Grant Dickson	wally.g33@dickson.co.nz	Support the plan modification	223.3 Expand the Special Character Area at Howick over those parts of the adjoining Mixed Housing Urban Zone in close proximity to Stockade Hill

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
223	223.4	Grant Dickson	wally.g33@dickson.co.nz	Support the plan modification	223.4 Amend the exception which states – There is no Special Character Overlay – Business: Howick. These words under Note 1 are to be deleted
223	223.5	Grant Dickson	wally.g33@dickson.co.nz	Support the plan modification	223.5 Provide an insertion in the tables in Part D18.1 to cover the special character Area Overlay in Howick for Business and Residential purposes as per submission
223	223.6	Grant Dickson	wally.g33@dickson.co.nz	Support the plan modification	223.6 Provide a clear description in Schedule 15 at Part 15.1.6.1 of the special character values attributable to Howick for both Business and Residential purposes
224	224.1	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Oppose the plan modification	224.1 Oppose the plan change
224	224.2	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Support the plan modification	224.2 Supports changes clarification of activity status in activity table D18.4.1
224	224.3	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Clarification Required	224.3 Requests clarification of Minor' alterations require definition note 'redecorating' is noted in Special Character Area Business but not defined
224	224.4	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Accept the plan modification with amendments	224.4 Opposes A5a & A5b fences and walls
224	224.5	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Clarification Required	224.5 Clarification required for (A6) & (A8) - 'External redecoration'
224	224.6	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Support the plan modification	224.6 Supports Building Height D18.6.1.1 remaining as Special Character Area Overlay
224	224.7	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Oppose the plan modification	224.7 Opposes height in relation to boundary D 18.6.1.2 (1) (a) The site has a frontage length of less than 15m.
224	224.8	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Oppose the plan modification	224.8 Opposes height in relation to boundary D 18.6.1.2 (2) The underlying zone Hirtb standard applies where: (a) The site has a frontage length of 15m or greater. (b) The site is a rear site.
224	224.9	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Support the plan modification	224.9 Supports height in relation to boundary D18.6.1.2 (4), (5), (6)
224	224.10	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Oppose the plan modification	224.10 Opposes 1.2m side yard

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
224	224.11	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Support the plan modification	224.11 Supports underlying zone yard standards apply for all other yards not specified within Table D18.6.1.3.1.
224	224.12	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Oppose the plan modification	224.12 Opposes purpose statement for building coverage rule
224	224.13	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Oppose the plan modification	224.13 Opposes Overlay building coverage thresholds. The table should be amended to be more equitable with less stages and relate to the underlying zone
224	224.14	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Oppose the plan modification	224.14 Opposes Overlay Landscape Area thresholds. The table should be amended to be more equitable with less stages and relate to the underlying zone
224	224.15	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Oppose the plan modification	224.15 Opposes Overlay Maximum Impervious Area thresholds. The table should be amended to be more equitable with less stages and relate to the underlying zone
224	224.16	Hume Architects Ltd c/ - Chris Hume	chris@humearch.co.nz	Oppose the plan modification	224.16 Opposes Overlay Fences and Walls. Underlying zoning fencing should apply
225	225.1	Dirk Hudig	dirkhudig@gmail.com	Oppose the plan modification	225.1 Decline the plan modification
225	225.2	Dirk Hudig	dirkhudig@gmail.com	Oppose the plan modification	225.2 Amend Rule D18.6.1.7 to include the words "and other structures" wherever they are struck out in the text of PC26
225	225.3	Dirk Hudig	dirkhudig@gmail.com	Oppose the plan modification	225.3 Amend Rule D18.8.1.1(3) by adding to sub-para (a) – "while ensuring that there is enough space between the wall of the subject dwelling/building and any adjacent dwelling/building to allow repairs, maintenance and painting.
225	225.4	Dirk Hudig	dirkhudig@gmail.com	Oppose the plan modification	225.4 Amend Rule D18.8.2.1(4)(c) by adding - "while ensuring that there is enough space between the wall of the subject dwelling/building and any adjacent dwelling/building to allow repairs, maintenance and painting.

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
226	226.1	Herne Bay Residents Association Incorporated c/- Dirk Hudig and Don Mathieson	dirkhudig@gmail.com comdon@mit.co.nz	Support the plan modification	226.1 Accept the plan change with amendments
226	226.2	Herne Bay Residents Association Incorporated c/- Dirk Hudig and Don Mathieson	dirkhudig@gmail.com comdon@mit.co.nz	Support the plan modification	226.2 Amend Rule D18.6.1.7 to include the words "and other structures" wherever they are struck out in the text of PC26.
226	226.3	Herne Bay Residents Association Incorporated c/- Dirk Hudig and Don Mathieson	dirkhudig@gmail.com comdon@mit.co.nz	Support the plan modification	226.3 Amend Rule D18.8.1.1(3) by adding to sub-para (a) – "while ensuring that there is enough space between the wall of the subject dwelling/building and any adjacent dwelling/building to allow repairs, maintenance and painting.
226	226.4	Herne Bay Residents Association Incorporated c/- Dirk Hudig and Don Mathieson	dirkhudig@gmail.com comdon@mit.co.nz	Support the plan modification	226.4 Amend Rule D18.8.2.1(4)(c) by adding - "while ensuring that there is enough space between the wall of the subject dwelling/building and any adjacent dwelling/building to allow repairs, maintenance and painting.
227	227.1	Eden Park Neighbours' Assoc c/- Mark Donnelly	mark.donnelly@xtra.co.nz	Accept the plan modification with amendments	227.1 Accept the plan modification with amendments
227	227.2	Eden Park Neighbours' Assoc c/- Mark Donnelly	mark.donnelly@xtra.co.nz	Accept the plan modification with amendments	227.2 Support the HiRTB for sites with greater than 15m frontage
227	227.3	Eden Park Neighbours' Assoc c/- Mark Donnelly	mark.donnelly@xtra.co.nz	Accept the plan modification with amendments	227.3 Oppose the reduction in the rear yard from 3m to 1m
227	227.4	Eden Park Neighbours' Assoc c/- Mark Donnelly	mark.donnelly@xtra.co.nz	Accept the plan modification with amendments	227.4 Add an assessment criteria to allow for property security issues to be taken into consideration
228	228.1	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Accept the plan modification with amendments	228.1 Accept with amendments
228	228.2	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.2 Supports the proposed inclusion of the activity statuses - (A5A) and (A5B) (Activity
228	228.3	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.3 Opposes the inclusion of "maintain a reasonable level of sunlight access..." in D18.6.1.1
228	228.4	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.4 Amend the provisions in D18.6.1.2 Height in relation to boundary for the 3m + 45° to apply to all

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
228	228.5	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.5 Supports the removal of the HIRTB planes from front boundaries
228	228.6	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.6 Include the exclusion provisions set out in D18.6.1.2(2)-(6) as proposed in PC26
228	228.7	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.7 Preclude the HiRTB standards on sites bordering business zoned sites and on open
228	228.8	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.8 Supports the deletion of the 3m rear yard
228	228.9	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.9 Delete the 1.2m side yard standard
228	228.1	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.10 Opposes the retention of the building coverage provisions being based on arbitrary
228	228.11	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.11 Opposes the retention of the landscaped area provisions being based on thresholds relating
228	228.12	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.12 Opposes the retention of the impervious area provisions being based on thresholds relating
228	228.13	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.13 Objects to corner sites being treated as having two front facades which would be subject
228	228.14	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.14 Reword Purpose statement for fences and walls
228	228.15	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.15 Insert a new diagram of fence heights. Submitter has supplied one
228	228.16	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.16 Change fences and walls standard wording as per submission
228	228.17	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.17 Supports overlay subdivision rules prevailing but requires clarity on activity status
228	228.18	The University of Auckland c/- Sarah Burgess	sarahb@barker.co.nz	Support the plan modification	228.18 Such further or other consequential or alternative relief as may be necessary to fully give
229	229.1	Laurence Slee	lauriesleenz@gmail.com	Support the plan modification	229.1 Accept the plan modification with amendments
229	229.2	Laurence Slee	lauriesleenz@gmail.com	Support the plan modification	229.2 Howick should be subject to the same protections as all other special character areas

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
230	230.1	Natasha Markham	natasha@maud.nz	Accept the plan modification with amendments	230.1 Accept the plan modification with amendments
230	230.2	Natasha Markham	natasha@maud.nz	Accept the plan modification with amendments	230.2 Amend D18.6.1.3.1 and reduce the side yard to 1 metre to provide greater consistency.
231	231.1	Tom Rowe	tom@rbstudio.co.nz	Accept the plan modification with amendments	231.1 Accept the plan change with amendments
231	231.2	Tom Rowe	tom@rbstudio.co.nz	Accept the plan modification with amendments	231.2 Adjust the maximum height of front fences and fences forward of front façade to 1.4m high
232	232.1	Carolyn French Blaker	cfblaker@gmail.com	Support the plan modification	232.1 Accept the plan modification
232	232.2	Carolyn French Blaker	cfblaker@gmail.com	Support the plan modification	232.2 Amend Part D18.1 by removing the words "other than Howick"
232	232.3	Carolyn French Blaker	cfblaker@gmail.com	Support the plan modification	232.3 Expand the Special Character notation on the Planning Maps, to include the areas of Howick identified on the plan in submission
232	232.4	Carolyn French Blaker	cfblaker@gmail.com	Support the plan modification	232.4 Amend the exception which states – There is no Special Character Overlay – Business: Howick. These words under Note 1 are to be deleted.
232	232.5	Carolyn French Blaker	cfblaker@gmail.com	Support the plan modification	232.5 Provide an insertion in the tables in Part D18.1 to cover the special character Area Overlay in Howick for Business and Residential purposes
232	232.6	Carolyn French Blaker	cfblaker@gmail.com	Support the plan modification	232.6 Provide a clear description in Schedule 15 at Part 15.1.6.1 of the special character values attributable to Howick for both Business and Residential purposes.
233	233.1	Birkenhead Residents Associations	gillian@tayloredolutions.co.nz	Accept the plan modification with amendments	233.1 Accept the plan change with modifications
233	233.2	Birkenhead Residents Associations	gillian@tayloredolutions.co.nz	Accept the plan modification with amendments	233.2 Retain the 3m rear yard setback requirement
233	233.3	Birkenhead Residents Associations	gillian@tayloredolutions.co.nz	Accept the plan modification with amendments	233.3 Retain the underlying zones 2.5m height/boundary requirement.
233	233.4	Birkenhead Residents Associations	gillian@tayloredolutions.co.nz	Accept the plan modification with amendments	233.4 Discourage the support for two storey buildings that are out of character to the Special Character Areas

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
233	233.5	Birkenhead Residents Associations	gillian@tayloredolutions.co.nz	Accept the plan modification with amendments	233.5 Request Council add clarification as to the purpose of the Integrated Residential Development provision
233	233.6	Birkenhead Residents Associations	gillian@tayloredolutions.co.nz	Accept the plan modification with amendments	233.6 Request that the zoning of the harbour-side of Tizard Road be included in the Special Character Overlay
233	233.7	Birkenhead Residents Associations	gillian@tayloredolutions.co.nz	Accept the plan modification with amendments	233.7 Remove the following subjective terms and replace with those that can be defined consistently & introduce objective terminology with solid definitions not open to interpretation : 1. "maintain the relationship of built form"; 2. "reasonable" level of sunlight access; 3. "minimise visual dominance" effects
233	233.8	Birkenhead Residents Associations	gillian@tayloredolutions.co.nz	Accept the plan modification with amendments	233.8 Request that Council work on how to make the submission process more accessible to the majority of potential submitters who are unfamiliar with the jargon and what the possible impacts of a proposal are
233	233.9	Birkenhead Residents Associations	gillian@tayloredolutions.co.nz	Accept the plan modification with amendments	233.9 Request that the timing for the proposed changes to the Special Character Areas Overlay protection is further extended and that all residents of Special Character Areas be given the opportunity to submit, not just those whose properties are covered by the overlay
234	234.1	The Ascot Hospital and Clinics Limited c/- Anthony Blomfield	ablomfield@bentley.co.nz	Amend the plan modification if it is not declined	234.1 Amend the plan modification if it is not declined
234	234.2	The Ascot Hospital and Clinics Limited c/- Anthony Blomfield	ablomfield@bentley.co.nz	Amend the plan modification if it is not declined	234.2 That PC26 be amended to provide an exclusion to the standards of the SCAR overlay in D18.6.1 for land which is subject to the Special Purpose – Healthcare Facility and Hospital zone as per the submission

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
234	234.3	The Ascot Hospital and Clinics Limited c/- Anthony Blomfield	ablomfield@bentley.co.nz	Amend the plan modification if it is not declined	234.3 That PC26 be amended to provide an exclusion to the standards of the SCAR overlay in D18.6.1 for the landholdings owned by Ascot and the land at 92 Mountain Road by including a new rule as per the submission
234	234.4	The Ascot Hospital and Clinics Limited c/- Anthony Blomfield	ablomfield@bentley.co.nz	Amend the plan modification if it is not declined	234.4 As an alternative, and less preferred outcome, that PC26 be amended to require the standards of the SCAR overlay and of the Special Purpose – Healthcare Facility and Hospital Zone to apply with equal weighting as per the submission
234	234.5	The Ascot Hospital and Clinics Limited c/- Anthony Blomfield	ablomfield@bentley.co.nz	Amend the plan modification if it is not declined	234.5 Such alternative relief that addresses the issues raised in this submission
235	235.1	Megan Reeves	megan_wallis@yahoo.com	Accept the plan modification with amendments	235.1 Accept the plan modification with amendments
235	235.2	Megan Reeves	megan_wallis@yahoo.com	Accept the plan modification with amendments	235.2 Amend Purpose" statements for "D18.6.1.1 Building Height" and "D18.6.1.2 Height in Relation to Boundary" so that it is clear that the intention is that any significant departures from the existing architectural style should not be visible from the street, whether that is directly in front of the property in question or from other vantage points in the surrounding streetscape
236	236.1	Samson Corporation Ltd and Sterling Nominees Ltd (Samson) c/- J A Brown	Reception@brownandcompany.co.nz	Accept the plan modification with amendments	236.1 Accept the plan change with amendments
236	236.2	Samson Corporation Ltd and Sterling Nominees Ltd (Samson) c/- J A Brown	Reception@brownandcompany.co.nz	Accept the plan modification with amendments	236.2 Modify Rule D18.6.1.2 by removing the restriction that applies Rule D18.6.1.2 to sites with a frontage length of less than 15 metres only and deleting the application of the underlying zone height in relation to boundary standard to those sites with a frontage length of 15 metres or greater in Rule D18.6.1.2(3)(a); or
236	236.3	Samson Corporation Ltd and Sterling Nominees Ltd (Samson) c/- J A Brown	Reception@brownandcompany.co.nz	Accept the plan modification with amendments	236.3 Any other further amendments necessary to give effect to the intent of this submission

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
237	237.1	Matthew Douglas Easton	eastonconsult@xtra.co.nz	Amend the plan modification if it is not declined	237.1 Amend the plan change if not declined
237	237.2	Matthew Douglas Easton	eastonconsult@xtra.co.nz	Amend the plan modification if it is not declined	237.2 Apply the more restrictive HiRTB
237	237.3	Matthew Douglas Easton	eastonconsult@xtra.co.nz	Amend the plan modification if it is not declined	237.3 Want more time to make a detailed submission to a land use application: LUC603033362
238	238.1	Andrew Body and Karen Paterson (Galatea) c/- J A Brown	Reception@brownandcompany.co.nz	Accept the plan modification with amendments	238.1 Accept the proposed plan change with amendments
238	238.2	Andrew Body and Karen Paterson (Galatea) c/- J A Brown	Reception@brownandcompany.co.nz	Accept the plan modification with amendments	238.2 Modify Rule D18.6.1.2 in the manner set out in paragraph 1.5 of this submission, which as the effect of applying a three-metre starting height for recession planes, on the side and rear boundaries only, of all sites within the SCAOR, by removing the restriction that applies Rule D18.6.1.2 to sites with a frontage length of less than 15 metres only and deleting the application of the underlying zone height in relation to boundary standard to those sites with a frontage length of 15 metres or greater in Rule D18.6.1.2(3)(a); or
238	238.3	Andrew Body and Karen Paterson (Galatea) c/- J A Brown	Reception@brownandcompany.co.nz	Accept the plan modification with amendments	238.3 Any other further amendments necessary to give effect to the intent of this submission
239	239.1	Marian Kohler	mariankohler03@gmail.com	Accept the plan modification with amendments	239.1 Accept the proposed plan change with amendments
239	239.2	Marian Kohler	mariankohler03@gmail.com	Accept the plan modification with amendments	239.2 Amend E38.8.2.6.1 by deleting Isthmus A SCAO residential properties in SH zone from Table E38.8.2.6.1, or alternatively amend E38.8.2.6(3) to state that Isthmus A SCAO residential properties in SH zone are not included in Table 38.8.2.6.1
239	239.3	Marian Kohler	mariankohler03@gmail.com	Accept the plan modification with amendments	239.3 Amend D18.6.1.2 - height in relation to boundary to limit 3m plus 45 degree recession plane standard to properties that have less than 15m frontage length and are less than 400 sqm net size

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
239	239.4	Marian Kohler	mariankohler03@gmail.com	Accept the plan modification with amendments	239.4 Amend D18.6.1.3 - Yards to reinstate 3m setback standard for rear yards
239	239.5	Marian Kohler	mariankohler03@gmail.com	Accept the plan modification with amendments	239.5 Reinstate "other structures" in D18.6.1.7 - Fences and walls
239	239.6	Marian Kohler	mariankohler03@gmail.com	Accept the plan modification with amendments	239.6 Limit D18.8.2.1(3)(c) - Assessment criteria to criteria which do not permit more density or intensification
240	240.1	The St Mary's Bay Association Inc c/- David Abbott	dabbott@xtra.co.nz	Accept the plan modification with amendments	240.1 Accept the proposed plan change with amendments
240	240.2	The St Mary's Bay Association Inc c/- David Abbott	dabbott@xtra.co.nz	Accept the plan modification with amendments	240.2 Amend rule D18.6.1.7 - Fences and walls to include the words "and other structures" wherever they are struck out in the text of PC26
240	240.3	The St Mary's Bay Association Inc c/- David Abbott	dabbott@xtra.co.nz	Accept the plan modification with amendments	240.3 Amend rule D18.8.1.1(3) - - Matters of discretion by adding to sub-para (a) "while ensuring that there is enough space between the wall of the subject dwelling/building and any adjacent dwelling/building to allow repairs, maintenance and painting".
240	240.4	The St Mary's Bay Association Inc c/- David Abbott	dabbott@xtra.co.nz	Accept the plan modification with amendments	240.4 Amend rule D18.8.2.1(4)(c) - Assessment criteria by adding " while ensuring that there is enough space between the wall of the subject dwelling/building and any adjacent dwelling/building to allow repairs, maintenance and painting".
240	240.5	The St Mary's Bay Association Inc c/- David Abbott	dabbott@xtra.co.nz	Accept the plan modification with amendments	240.5 Amend rule D18.8.2.1(4) - Assessment criteria by adding (c) Maintaining a building service space of not less than 1200mm between the walls of existing or proposed dwelling/building on adjacent sites regardless of the location of the intervening site boundary"
241	241.1	Patricia Grinlinton	patgrinlinton@gmail.com	Oppose the plan modification	241.1 Decline the proposed plan change
241	241.2	Patricia Grinlinton	patgrinlinton@gmail.com	Oppose the plan modification	241.2 Rear boundary setback should remain at 3m
241	241.3	Patricia Grinlinton	patgrinlinton@gmail.com	Oppose the plan modification	241.3 Retain the minimum net site area at 600 sqm

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
242	242.1	Carolyn Fay Martin	carolyn.martin@roche.com	Amend the plan modification if it is not declined	242.1 Amend the plan modification if it is not declined
242	242.2	Carolyn Fay Martin	carolyn.martin@roche.com	Amend the plan modification if it is not declined	242.2 Exclude 18 Massey Avenue, Greenlane, Auckland from the Special Character overlay rules/conditions
243	243.1	Michael Fitzpatrick	radfitz@mac.com	Accept the plan modification with amendments	243.1 Accept the plan modification with amendments
243	243.2	Michael Fitzpatrick	radfitz@mac.com	Accept the plan modification with amendments	243.2 Apply SHZ rule of 2.5m vertical height and then a 45 degree incline to SCAO
243	243.3	Michael Fitzpatrick	radfitz@mac.com	Accept the plan modification with amendments	243.3 Retain current rule of 3m setback for rear yards in SCAO
243	243.4	Michael Fitzpatrick	radfitz@mac.com	Accept the plan modification with amendments	243.4 Retain SHZ standard of 600m ² minimum lot size
244	244.1	Julie Raddon Raddon	jr3232@icloud.com	Accept the plan modification with amendments	244.1 Accept the plan modification with amendments
244	244.2	Julie Raddon Raddon	jr3232@icloud.com	Accept the plan modification with amendments	244.2 Apply SHZ rule of 2.5m vertical height and then a 45 degree incline to SCAO
244	244.3	Julie Raddon Raddon	jr3232@icloud.com	Accept the plan modification with amendments	244.3 Retain current rule of 3m setback for rear yards in SCAO
244	244.4	Julie Raddon Raddon	jr3232@icloud.com	Accept the plan modification with amendments	244.4 Retain SHZ standard of 600m ² minimum lot size
245	245.1	R & M Donaldson c/- J A Brown	Reception@brownandcompany.co.nz	Support the plan modification	245.1 Accept the proposed plan change
245	245.2	R & M Donaldson c/- J A Brown	Reception@brownandcompany.co.nz	Support the plan modification	245.2 Confirm the provisions of PC26 insofar as they relate to sites with a frontage less than 15m
245	245.3	R & M Donaldson c/- J A Brown	Reception@brownandcompany.co.nz	Support the plan modification	245.3 Confirm the application of a three-metre starting height for recession planes, applying on the side and rear boundaries only
245	245.4	R & M Donaldson c/- J A Brown	Reception@brownandcompany.co.nz	Support the plan modification	245.4 Any other amendments necessary to address the matters raised in this submission
246	246.1	Nyo Ban Liong & Henny Widijanti Sawang	ptkpunz@xnet.co.nz	Amend the plan modification if it is not declined	246.1 If the plan change is not declined, then amend it as per submission
246	246.2	Nyo Ban Liong & Henny Widijanti Sawang	ptkpunz@xnet.co.nz	Amend the plan modification if it is not declined	246.2 Amend the minimum net site area for Isthmus B2 from 600 sqm to 400 sqm

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
247	247.1	Grey Lynn Residents Association c/- Tania Fleur Mace	hello@greyllynresidents.org.nz	Accept the plan modification with amendments	247.1 Accept the proposed plan change/variation with amendments as outlined in the submission
247	247.2	Grey Lynn Residents Association c/- Tania Fleur Mace	hello@greyllynresidents.org.nz	Accept the plan modification with amendments	247.2 Tighten the rules relating to demolition within the Special Character overlay and ensure that decision making is robust and includes people with the relevant expertise
247	247.3	Grey Lynn Residents Association c/- Tania Fleur Mace	hello@greyllynresidents.org.nz	Accept the plan modification with amendments	247.3 Notify resource consents in situations where there are any matters that are contentious
247	247.4	Grey Lynn Residents Association c/- Tania Fleur Mace	hello@greyllynresidents.org.nz	Accept the plan modification with amendments	247.4 Include consideration of amenity values of neighbouring sites when assessing consent applications within the Special Character overlay
247	247.5	Grey Lynn Residents Association c/- Tania Fleur Mace	hello@greyllynresidents.org.nz	Accept the plan modification with amendments	247.5 Do not replace the Special Character overlay rule relating to rear yards with the corresponding underlying zone rule. Instead, retain the existing 3-metre rear yard rule in the Special Character overlay and stipulate that this rule should apply rather than the underlying zone rule where the underlying zone is Single House
247	247.6	Grey Lynn Residents Association c/- Tania Fleur Mace	hello@greyllynresidents.org.nz	Accept the plan modification with amendments	247.6 Commit to conducting a survey of residential streets in Grey Lynn to identify additional areas that are not currently covered by the Special Character overlay but that warrant being included. Then prepare and notify a plan change to add the overlay to these areas
247	247.7	Grey Lynn Residents Association c/- Tania Fleur Mace	hello@greyllynresidents.org.nz	Accept the plan modification with amendments	247.7 Ensure that the information from Council relating to future plan changes and other consultations is presented in a way that is clear, coherent and easy for members of the public to understand

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
248	248.1	Jacqui Goldingham	goldie@kiwilink.co.nz	Oppose the plan modification	248.1 Decline the plan modification
248	248.2	Jacqui Goldingham	goldie@kiwilink.co.nz	Oppose the plan modification	248.2 Opposed to changes to height in relation to boundary
248	248.3	Jacqui Goldingham	goldie@kiwilink.co.nz	Oppose the plan modification	248.3 Opposed to changes to yards
248	248.4	Jacqui Goldingham	goldie@kiwilink.co.nz	Oppose the plan modification	248.4 Opposed to changes to paved areas
248	248.5	Jacqui Goldingham	goldie@kiwilink.co.nz	Oppose the plan modification	248.5 Opposed to changes to fences
249	249.1	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.1 D18.4 Activity Table - Retain the wording “..land use and..” in the first paragraph and amend the activity Table to ensure the following activities that are permitted in the underlying zone (based on the Single House zone “SHZ”) are a Discretionary activity within the SCA overlay - Residential (A4, A10, A12, A14), Commerce (A19), Community (A21, A27) & Rural (A30)
249	249.2	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.2 Table D18.4.1 - support the proposed addition of activities (A5A) and (A5B) subject to proposed amendments to standard D18.6.7(1) and changing the description to “Front, side and rear fences and walls”
249	249.3	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.3 D18.6 - Standards - Amend the proposed new paragraph D18.6.1(b) by deleting “replace” in line 2 and insert the words “take precedence over” and delete “..do not apply” at the end of the last sentence and insert the words “.. apply to the extent that they are not in conflict with the corresponding standards in the SCA Overlay”
249	249.4	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.4 D18.6.1.1 - Building height - Add a new bullet point to the purpose statement “Maintain a reasonable standard of residential amenity for adjoining sites”
249	249.5	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.5 D18.6.1.2 - Height in relation to boundary - Add a new bullet point “Maintain a reasonable standard of residential amenity for adjoining sites”

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
249	249.6	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.6 Do not support the 3m and 45 degree HIRB standard for sites with a frontage less than 15m as proposed under sub-clause (1) - the normal HIRB standard (in most cases the single house 2.5m and 45 degrees) should continue to apply regardless of the frontage width
249	249.7	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.7 Any breach of this HIRB standard should require a notified consent with neighbours given the opportunity to be heard
249	249.8	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.8 Retain a HIRB standard for the front boundary in the SCA Overlay. The 3m and 45 degree control that currently applies is acceptable
249	249.9	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.9 The Figure D18.6.1.2.1 is misleading as the 3m step applies to sites with a frontage less than 15m only. If this Figure is retained the heading should be changed to "Height in Relation to Boundary for sites with a frontage length of less than 15m"
249	249.10	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.10 The current wording in D18.6.1.2 Height in relation to boundary ".. or where a common wall is proposed" should be deleted and to ensure that any underlying provision does not apply the following wording added – "...this provision does not apply if a common wall is proposed"
249	249.11	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.11 The gable end, dormer or roof projection provisions in (5) and (6) in D18.6.1.2 Height in relation to boundary, are also unclear. This should be the total sum length of all projections on any elevation

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
249	249.12	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.12 In D18.6.1.2 Height in relation to boundary, (6) allows up to two projections per 6m of site boundary. It would be clearer to state the maximum number of projections allowed per site. I propose not more than 4 projections per site.
249	249.13	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.13 Amend the definition of building in accordance with the submission
249	249.14	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.14 Amend the definition of height in accordance with the submission
249	249.15	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.15 In D18.6.1.2 Height in relation to boundary, (2), (3) and (4) where the term "height" is used it must be ".. height and height in relation to boundary standard (whichever is the lesser height)..."
249	249.16	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.16 Add ".. and to maintain a reasonable standard of residential amenity for adjoining sites" to the purpose statement for D18.6.1.3 - Yards
249	249.17	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.17 Reword for the Front Yard averaging calculation provision to ensure the sites included in the calculation must be in the same SC Area as the subject site, are Front sites only and must contain a dwelling
249	249.18	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.18 Include in Table D18.6.1.3.1 - Yards, the option of (up to) 6 sites on one side to apply only where there are less than 3 sites on any side, to make up the required number of sites (that is 6 in total), for instance where there is only 2 on one side include 4 on the other
249	249.19	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.19 Include a figure for D18.6.1.3 - Yards to establish a minimum Front yard to avoid unusual outcomes – I propose "..but not less than 3m"
249	249.20	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.20 Include a figure in D18.6.1.3 - Yards for a maximum Front yard of ".. and not more than 8m".

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
249	249.21	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.21 Increase the Side yard figure to 1.5m
249	249.22	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.22 Do not support total deletion of the Rear Yard provision from the Table. A Rear yard should be retained in the Table. A figure of 1m is proposed
249	249.23	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.23 In sub-clause (2) of D18.6.1.3 Yards, delete “.. or where a common wall is proposed” and add ““..this provision does not apply if a common wall is proposed”.
249	249.24	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.24 Amend Table D18.6.1.4.1 - Building Coverage to read; 500m ² to 1500m ² - coverage 35% of net site area & Greater than 1500m ² - coverage 25% of net site area
249	249.25	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.25 Amend D18.6.1.5 - Landscaped area by deleting " and trees" from the purpose statement
249	249.26	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.26 Amend Table D18.6.1.5.1 - Landscaped Area, so that the "break point" for larger sites should be 1500m ² . That is; 500m ² to 1500m ² - 40% of net site area & Greater than 1500m ² - 50% of net site area
249	249.27	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.27 Amend Table D18.6.1.6.1 - Maximum Impervious Area, so that the "break point" for larger sites should be 1500m ² . That is; 500m ² to 1500m ² - 60% of net site area Greater than 1500m ² - 50% of net site area
249	249.28	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.28 - Amend the title D18.6.1.7 – Fences (and) walls (and other structures) to “Front, side and rear fences and walls” for consistency with underlying zone standards

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
249	249.29	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.29 Amend the proposed Purpose Statement for D18.6.1.7 - Fences and walls by adding "...and to allow for a reasonable level of privacy and security"
249	249.30	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.30 Amend the height for fences and walls in D18.6.1.7 - Fences and walls (1)(a) and (b) to 1.8m
249	249.31	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.31 Amend sub-clause (b) of D18.6.1.7 - Fences and walls to remove the confusion particularly in respect of fences between the house and side boundary and forward of the front façade of the house
249	249.32	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.32 Use the defined term "dwelling" instead of the undefined term "house" in D18.6.1.7 - Fences and walls
249	249.33	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.33 Support the proposed addition of D18.8.1.1 (c) in D18.8 Assessment - Restricted discretionary activities
249	249.34	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.34 Support the proposed addition of D18.8.2.1(4)(b) in D18.8 Assessment - Restricted discretionary activities
249	249.35	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.35 Support the proposed addition of E38.8.2.6 (3) to Subdivision
249	249.36	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.36 Make changes and amendments to the Auckland Unitary Plan / Proposed Plan Change 26 as required to address the above submission points
249	249.37	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.37 Make such other amendments to the Auckland Unitary Plan as are necessary or appropriate as a consequence of the primary relief sought

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
249	249.38	Keith Vernon	kvernon@xtra.co.nz	Accept the plan modification with amendments	249.38 Combine sub-clauses (1) and (2) in D18.6.1.2 - Height in relation to boundary and amended to provide for a 3m and 45 degree HIRB on the front boundary of front sites and the underlying Zone provisions applying on all other boundaries regardless of frontage width
250	250.1	Southern Cross Hospitals Limited c/- Bianca Tree	bianca.tree@minterellison.co.nz	Oppose the plan modification	250.1 That the proposed purpose statement in each of the standards in the Special Character Areas Overlay be removed
250	250.2	Southern Cross Hospitals Limited c/- Bianca Tree	bianca.tree@minterellison.co.nz	Support the plan modification	250.2 That the amendments to the height in relation to boundary standard D18.6.1.2 be allowed
250	250.3	Southern Cross Hospitals Limited c/- Bianca Tree	bianca.tree@minterellison.co.nz	Support the plan modification	250.3 That the amendments to the landscaped area standard D18.6.1.5 be allowed
250	250.4	Southern Cross Hospitals Limited c/- Bianca Tree	bianca.tree@minterellison.co.nz	Support the plan modification	250.4 That the amendments to the maximum impervious area standard D18.6.1.6 be allowed
250	250.5	Southern Cross Hospitals Limited c/- Bianca Tree	bianca.tree@minterellison.co.nz	Support the plan modification	250.5 That the amendments to the fences, walls and other structures standard D18.6.1.7 be allowed
250	250.6	Southern Cross Hospitals Limited c/- Bianca Tree	bianca.tree@minterellison.co.nz	Oppose the plan modification	250.6 Such relief and/or amendments to the Plan Change as may be necessary to address Southern Cross' concerns, as outlined in their submission
251	251.1	Jean Dorothy Day	jday@kiwilink.co.nz	Oppose the plan modification	251.1 Decline the plan modification
252	252.1	Brendan Kell	oliverschristmas@orcon.net.nz	Oppose the plan modification	252.1 Decline the plan modification
252	252.2	Brendan Kell	oliverschristmas@orcon.net.nz	Oppose the plan modification	252.2 Oppose changes to D18.6.1.2 Height in relation to boundary
252	252.3	Brendan Kell	oliverschristmas@orcon.net.nz	Oppose the plan modification	252.3 Oppose changes to D18.6.1.3 Yards
252	252.4	Brendan Kell	oliverschristmas@orcon.net.nz	Oppose the plan modification	252.4 Oppose changes to D18.6.1.5 Landscaped area
253	253.1	Barbara Cuthbert and Michael Ashmore	barbcuth@gmail.com	Accept the plan modification with amendments	253.1 Accept the plan modification with amendments
253	253.2	Barbara Cuthbert and Michael Ashmore	barbcuth@gmail.com	Accept the plan modification with amendments	253.2 Delete the proposed change to the height in relation to the boundary standard

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
254	254.1	Jeanette Heilbronn	jeanette.heilbronn@gmail.com	Amend the plan modification if it is not declined	254.1 Amend the plan modification if it is not declined
254	254.2	Jeanette Heilbronn	jeanette.heilbronn@gmail.com	Amend the plan modification if it is not declined	254.2 Retain 2m fencing height if the fence is not solid and allows the house to be viewed from the street. Side fences should just have 2 m height
255	255.1	Tunncliffe Investment Limited and Tunncliffe Glass Family Trust c/- Kenneth Tunncliffe and Esther Glass	tunglass@gmail.com	Oppose the plan modification	255.1 Remove the special character overlay from 62 Onslow Avenue, Epsom
255	255.2	Tunncliffe Investment Limited and Tunncliffe Glass Family Trust c/- Kenneth Tunncliffe and Esther Glass	tunglass@gmail.com	Oppose the plan modification	255.2 Maintain the fence height at 1.8m to allow for both privacy and animal control
256	256.1	Bruce Lotter	bruce.lotter@performancehr.co.nz	Amend the plan modification if it is not declined	256.1 Accept the proposed Plan Change with the amendments
256	256.2	Bruce Lotter	bruce.lotter@performancehr.co.nz	Amend the plan modification if it is not declined	256.2 Amend Part D18.1 by removing the words "other than Howick"
256	256.3	Bruce Lotter	bruce.lotter@performancehr.co.nz	Amend the plan modification if it is not declined	256.3 Expand the Special Character notation on the Planning Maps to include the areas identified on the attached plan (see submission)
256	256.4	Bruce Lotter	bruce.lotter@performancehr.co.nz	Amend the plan modification if it is not declined	256.4 Amend the exception which states – There is no Special Character Overlay – Business: Howick. These words under Note 1 are to be deleted
256	256.5	Bruce Lotter	bruce.lotter@performancehr.co.nz	Amend the plan modification if it is not declined	256.5 Provide an insertion in the tables in Part D18.1 to cover the special character Area Overlay in Howick for Business and Residential purposes
256	256.6	Bruce Lotter	bruce.lotter@performancehr.co.nz	Amend the plan modification if it is not declined	256.6 Provide a clear description in Schedule 15 at Part 15.1.6.1 of the special character values attributable to Howick for both Business and Residential purposes
257	257.1	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.1 Decline the plan change

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
257	257.2	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.2 If the Plan Change is not declined, that the proposed provisions of the Plan Change be deleted or amended to address the matters raised in this submission
257	257.3	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.3 Re-cast the rule provisions to maintain their focus to the values associated with the special character amenity values that the SCA Overlay is seeking to recognise
257	257.4	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.4 Re-apply the SCA Overlay so that it applies to the geographic extent of resource values (rather than being zone specific)
257	257.5	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.5 Undertake a review, and re-zone the underlying land, in accordance with the maps attached to this submission or in accordance with the proximity criteria presented to the IHP (as outlined above)
257	257.6	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.6 Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out in this submission
257	257.7	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.7 Oppose the proposed amendments and new text introduced into Standard 'D18.6.1.2 Height in relation to boundary', including D18.6.1.2(1), (2), (3), (4), (6) and (7)
257	257.8	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.8 Oppose the proposed amendments and new text introduced into Standard 'D18.6.1.3 Yards', including D18.6.1.3(2) and (3)
257	257.9	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.9 Oppose the new text in the introduction to Activity Table D.18.4
257	257.10	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.10 Oppose the proposed amendments to existing text (D18.6.1(a)), as well as the newly introduced text (D18.6.1(b)) in relation to the Standards for buildings in the SCA Overlay
257	257.11	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.11 Oppose the newly proposed text at E38.8.2.6(3), in relation to subdivision controls specific to the SCA Overlay

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
257	257.12	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.12 Oppose any amendments which seek to introduce heritage concepts within the SCA Overlay provisions, including the newly proposed 'purpose statement' for Standard 'D18.6.1.3 Yards'. Housing New Zealand
257	257.13	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.13 Oppose the newly proposed 'purpose statements' in relation to Standards 'D18.6.1.1 Building height'; 'D18.6.1.2 Height in relation to boundary'; 'Standard D18.6.1.3 Yards'; 'Standard D18.6.1.4 Building coverage'; D18.6.1.5 Landscaped area'; 'Standard D18.6.1.6 Maximum impervious area'; and 'Standard D18.6.1.7 Fences and walls
257	257.14	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Support the plan modification	257.14 Support the proposed deletion of the 'rear yard' rule in Standard 'D18.6.1.3 Yards'
257	257.15	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Support the plan modification	257.15 Support the proposed amendments to Standard 'D18.6.1.7 Fences and walls', where amendments have been proposed to those aspects of the standard which set height limits for rear and side fences
257	257.16	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Support the plan modification	257.16 Support the proposed amendments to the matters of discretion (Chapter D18.8.1.1(c))
257	257.17	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Support the plan modification	257.17 Support the proposed amendments to the assessment criteria (Chapter D18.8.2.1(4)(b))
257	257.18	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.18 Consideration needs to be given to applying the spatial extent of the SCA Overlay not just to residential and business zones, but also to aspects of the wider 'streetscape environment' (e.g. such as roads / road reserves and open spaces)

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
257	257.19	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.19 Undertake a full, wider review of the SCA Overlay so that it functions and operates as a 'true' overlay (to manage specifically identified resource values), rather than operating as a 'zone', or 'sub-zone' of the Single House zone
257	257.20	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.20 De-couple the SCA Overlay from underlying zoning and consider likely re-zoning of the residential land which is currently impacted by the SCA Overlay consistent with Housing New Zealand's submissions put before the Independent Hearings Panel ("IHP") during the proposed Auckland Unitary Plan submissions and hearing process
257	257.21	Housing New Zealand c/- Alex Devine	ADevine@ellisgould.co.nz ckirman@ellisgould.co.nz	Oppose the plan modification	257.21 The underlying residentially zoned land should be re-zoned, consistent with the best practice re-zoning principles which Housing New Zealand's planning experts presented to the IHP during the Topic 080 and 081 hearings ⁸ or in accordance with the proposed re-zoning maps which were presented to the IHP, on behalf of Housing New Zealand, during Hearing Topic 081
258	258.1	Parnell Heritage Inc c/- Julie M Hill	enquires@parnellheritage.org.nz	Amend the plan modification if it is not declined	258.1 Amend the plan modification if it is not declined
258	258.2	Parnell Heritage Inc c/- Julie M Hill	enquires@parnellheritage.org.nz	Amend the plan modification if it is not declined	258.2 Amend the activity table to reflect the most restrictive criteria for building height from either the single house zone rules or the special character rules
258	258.3	Parnell Heritage Inc c/- Julie M Hill	enquires@parnellheritage.org.nz	Amend the plan modification if it is not declined	258.3 Amend the activity table to reflect the most restrictive criteria for height in relation to boundary from either the single house zone rules or the special character rules
258	258.4	Parnell Heritage Inc c/- Julie M Hill	enquires@parnellheritage.org.nz	Amend the plan modification if it is not declined	258.4 Amend the activity table to reflect the most restrictive criteria for yards from either the single house zone rules or the special character rules

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
258	258.5	Parnell Heritage Inc c/- Julie M Hill	enquires@parnellheritage.org.nz	Amend the plan modification if it is not declined	258.5 Amend the activity table to reflect the most restrictive criteria for building coverage from either the single house zone rules or the special character rules
258	258.6	Parnell Heritage Inc c/- Julie M Hill	enquires@parnellheritage.org.nz	Amend the plan modification if it is not declined	258.6 Amend the activity table to reflect the most restrictive criteria for landscaped area from either the single house zone rules or the special character rules
259	259.1	Matthew Stephen John Brajkovich	matthewboomer49@gmail.com	Accept the plan modification with amendments	259.1 Accept the proposed Plan Change with the amendments
259	259.2	Matthew Stephen John Brajkovich	matthewboomer49@gmail.com	Accept the plan modification with amendments	259.2 Amend Part D18.1 by removing the words "other than Howick"
259	259.3	Matthew Stephen John Brajkovich	matthewboomer49@gmail.com	Accept the plan modification with amendments	259.3 Expand the Special Character notation on the Planning Maps to include the areas identified on the attached plan (see submission)
259	259.4	Matthew Stephen John Brajkovich	matthewboomer49@gmail.com	Accept the plan modification with amendments	259.4 Amend the exception which states – There is no Special Character Overlay – Business: Howick. These words under Note 1 are to be deleted
259	259.5	Matthew Stephen John Brajkovich	matthewboomer49@gmail.com	Accept the plan modification with amendments	259.5 Provide an insertion in the tables in Part D18.1 to cover the special character Area Overlay in Howick for Business and Residential purposes
259	259.6	Matthew Stephen John Brajkovich	matthewboomer49@gmail.com	Accept the plan modification with amendments	259.6 Provide a clear description in Schedule 15 at Part 15.1.6.1 of the special character values attributable to Howick for both Business and Residential purposes
260	260.1	Yolande Wong	yolandejoe@gmail.com	Accept the plan modification with amendments	260.1 Accept the plan modification with amendments
260	260.2	Yolande Wong	yolandejoe@gmail.com	Accept the plan modification with amendments	260.2 Remove the road frontage rule and retain the 3m plus 45 height in relation to boundary for all sites in the overlay
261	261.1	Friends of Cockle Bay Domain	stephaniehnz@gmail.com	Accept the plan modification with amendments	261.1 Accept the proposed Plan Change with the amendments outlined
261	261.2	Friends of Cockle Bay Domain	stephaniehnz@gmail.com	Accept the plan modification with amendments	261.2 Amend Part D18.1 by removing the words "other than Howick"

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
261	261.3	Friends of Cockle Bay Domain	stephaniehnz@gmail.com	Accept the plan modification with amendments	261.3 Expand the Special Character notation on the Planning Maps to include the areas identified on the attached plan (see submission)
261	261.4	Friends of Cockle Bay Domain	stephaniehnz@gmail.com	Accept the plan modification with amendments	261.4 Amend the exception which states – There is no Special Character Overlay – Business: Howick. These words under Note 1 are to be deleted
261	261.5	Friends of Cockle Bay Domain	stephaniehnz@gmail.com	Accept the plan modification with amendments	261.5 Provide an insertion in the tables in Part D18.1 to cover the special character Area Overlay in Howick for Business and Residential purposes
261	261.6	Friends of Cockle Bay Domain	stephaniehnz@gmail.com	Accept the plan modification with amendments	261.6 Provide a clear description in Schedule 15 at Part 15.1.6.1 of the special character values attributable to Howick for both Business and Residential purposes
262	262.1	Simon Nicolaas Peter ONNEWEER	piet88@yahoo.com	Support the plan modification	262.1 Accept the plan modification
263	263.1	Fiona Bower	fi_bower@hotmail.com	Oppose the plan modification	263.1 Decline the plan modification
264	264.1	Debbie Holdsworth	d.holdsworth@xtra.co.nz	Amend the plan modification if it is not declined	264.1 Amend the plan modification if it is not declined
264	264.2	Debbie Holdsworth	d.holdsworth@xtra.co.nz	Amend the plan modification if it is not declined	264.2 Increase the height threshold for fences and walls to 1.5m
264	264.3	Debbie Holdsworth	d.holdsworth@xtra.co.nz	Amend the plan modification if it is not declined	264.3 Provide some certainty around the costs, timeframes for resource consents for fences and walls in addition to streamlining the process
265	265.1	Jennifer Anne Strange	j_a_strange@hotmail.com	Oppose the plan modification	265.1 Decline the plan modification
265	265.2	Jennifer Anne Strange	j_a_strange@hotmail.com	Oppose the plan modification	265.2 The Special Character Areas Overlay should not prevail over the corresponding provisions of the Single House zone provisions, which should remain, and applications should consider all the provisions of both the underlying zone and the SCA overlay provisions
266	266.1	Iain Rea	iainrea@gmail.com	Accept the plan modification with amendments	266.1 Accept the plan modification with amendments
266	266.2	Iain Rea	iainrea@gmail.com	Accept the plan modification with amendments	266.2 Remove the amendments to D18.6.1.2 - Height in relation to boundary

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
266	266.3	Iain Rea	ianrea@gmail.com	Accept the plan modification with amendments	266.3 Remove the amendments to D18.6.1.3 - Yards
267	267.1	Civic Trust Auckland c/- Audrey van Ryn	cta@civictrustauckland.org.nz allan.matson1@gmail.com	Support the plan modification	267.1 Supports in principle the intention of clarifying the relationship between the Special Character Area (SCA) Overlay and the underlying Zoning provisions in so far as that may help achieve the purpose of the SCA overlay
267	267.2	Civic Trust Auckland c/- Audrey van Ryn	cta@civictrustauckland.org.nz allan.matson1@gmail.com	Support the plan modification	267.2 That Council specify elsewhere in the chapter, the areas in Auckland with comparative design parameters for SAR overlay and underlying Zoning (where relevant), and further include a rule that states the more restrictive standard will apply
268	268.1	Gail Russell	gailr52@gmail.com		268.1 Include Howick in PC26 as a special (character) area
269	269.1	Brian Wood	mershwood@gmail.com	Oppose the plan modification	269.1 Opposes the proposed reduction in minimum section size from 750m2 to 600m2
270	270.1	Adele Joanne White	dellys@xtra.co.nz	Support the plan modification	270.1 Accept the proposed plan change
271	271.1	John Ross Spiller	spiljon55@outlook.com	Support the plan modification	271.1 Accept the proposed plan change
272	272.1	Diana Renker	renkerd@gmx.net		272.1 That the ROW portions of 70, 76, 80, 90 & 92 Stanley Point Road be included in the special character area
272	272.2	Diana Renker	renkerd@gmx.net		272.2 That the heritage provisions take precedence wherever the special character area interfaces with the single house zone, at 70, 76, 80, 90 & 92 Stanley Point Road
272	272.3	Diana Renker	renkerd@gmx.net		272.3 That the fencing provisions of the heritage zone apply wherever there is interface with the single house zone sites, at 70, 76, 80, 90 & 92 Stanley Point Road
272	272.4	Diana Renker	renkerd@gmx.net		272.4 That maximum fence heights for side fences be 1.2m, forward of the front face line of abutting homes, e.g. 92 and 94 Stanley Point Rd

Plan Change 26 - Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
272	272.5	Diana Renker	renkerd@gmx.net		274.5 That all ROW side fences be limited to 1.2m within 5m of the front boundary, to allow for improved legibility of the special character zone from the street and to contribute to improved safety outcomes for pedestrians and other road users
273	273.1	Robin Rive	robinrive1939@icloud.com	Accept the plan modification with amendments	273.1 Accept the proposed plan change with amendments
273	273.2	Robin Rive	robinrive1939@icloud.com	Accept the plan modification with amendments	273.2 Swimming pool fences should be built at least 1m away from climbable structures
274	274.1	Sarah Elizabeth Withell	seg@xtra.co.nz	Support the plan modification	274.1 Accept the plan change