

**AUCKLAND UNITARY PLAN  
OPERATIVE IN PART**

**PROPOSED PLAN CHANGE 44 (Private)  
GEORGE STREET PRECINCT,  
PARNELL**

**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 24 September 2020
- 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 44 (Private) - George Street Precinct, Newmarket**  
**Summary of Decisions Requested**

Sub #	Sub Point	Name	Address for Service	Theme	Summary
1	1.1	Victor de Bettencor	vicdb@windowlive.com	Decline the plan change	Decline the plan modification.
1	1.2	Victor de Bettencor	vicdb@windowlive.com	Decline the plan change	Oppose the proposed building height standard.
2	2.1	Marco Creemers c/- Marco Creemers	marco.c@samson.co.nz	Accept the plan change	Accept the plan modification.
2	2.2	Marco Creemers c/- Marco Creemers	marco.c@samson.co.nz	Accept the plan change	Support the proposed building height standard.
3	3.1	Rob Thomas	rob@robthomas.co.nz	Decline the plan change	Decline the plan modification.
3	3.2	Rob Thomas	rob@robthomas.co.nz	Decline the plan change	Oppose the proposed building height because it does not support the purpose of: -the Regionally Significant Volcanic Viewshafts Overlay -the Locally Significant Volcanic Viewshaft and contours Overlay -the Ridge-line Protection Overlay
4	4.1	Morgan Properties c/- Steve Quine	steve@federalgroup.co.nz	Amend the plan change if it is not declined	Amend the plan change if it is not declined
4	4.2	Morgan Properties c/- Steve Quine	steve@federalgroup.co.nz	Amend the plan change if it is not declined	Relocate the proposed Morgan Street on-site parking vehicle access to George and/or Clayton Streets.
4	4.3	Morgan Properties c/- Steve Quine	steve@federalgroup.co.nz	Amend the plan change if it is not declined	Oppose the additional car movements from additional 500 cars off Morgan Street.
5	5.1	Gavin Hodder	gavin@saitogroup.com	Amend the plan change if it is not declined	Amend the plan change if it is not declined
5	5.2	Gavin Hodder	gavin@saitogroup.com	Amend the plan change if it is not declined	Amend the provisions to reduce building height of towers adjacent to 8 Clayton Street, particularly Tower C (Building Height Area C).
5	5.3	Gavin Hodder	gavin@saitogroup.com	Amend the plan change if it is not declined	Amend the provisions to control traffic flow and volume into Clayton Street.
5	5.4	Gavin Hodder	gavin@saitogroup.com	Amend the plan change if it is not declined	Amend the precinct design elements to reflect the adjacent green zone rather than risk a low quality development.
6	6.1	Philip Robert Eilenberg	peilenbergnz@gmail.com	Decline the plan change	Decline the plan modification.
6	6.2	Philip Robert Eilenberg	peilenbergnz@gmail.com	Decline the plan change	Oppose the proposed building height standard replacing the Height Variation Control.
7	7.1	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Accept the plan modification with amendments.

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Sub #	Sub Point	Name	Address for Service	Theme	Summary
7	7.2	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Amend Activity (A11) in Table IX.4.1 Activity table as follows: <i>Development that does not comply with Standard IX.6.1, IX.6.4, IX.6.5, <del>IX.6.6</del>, <del>IX.6.8</del> &amp; IX.6.9 RD</i>
7	7.3	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Introduce an additional setback requirement in <i>IX.6.8 Setback from neighbouring sites</i> standard as follows: <u><i>(5) In Height Areas B and C, any part of a building greater than 5m in height above the George Street Datum must be located at least 6m from the western boundary of the precinct.</i></u>
7	7.4	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Amend George Street Precinct Plan 2 Urban Design Framework to incorporate the pedestrian circulation route as shown on the <i>Masterplan-Ground Level Circulation</i> plan on the western side of Tower B, (Appendix 4 Site Analysis, Concept Design and Masterplan, Plan Change standards and comparative analysis- George Street Precinct: Proposed private plan change: Drawing set-Rev11 Dated 9 April 2020, page 29)
7	7.5	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support the Masterplan layout of the site, in particular the spatial arrangement of buildings, open space, and circulation routes through the site.
7	7.6	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support the proposed building heights of Towers B (Height Area B), C (Height Area C) and D (Height Area D).
7	7.7	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support the deletion of the 27m Height Variation Control from the subject land (33-37 George Street, 13-15 Morgan Street and 10 Clayton Street, Newmarket).
7	7.8	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support the introduction of the George Street Precinct to the Auckland Unitary Plan (Operative in part).
7	7.9	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX.1 Precinct Description.
7	7.10	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support all proposed objectives for the new precinct in IX.2 Objectives.
7	7.11	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support all proposed policies for the new precinct in IX.3 Policies.
7	7.12	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support the activities in Table IX.4.1 Activity table <u>except</u> Activity (A11).
7	7.13	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX.5 Notification provisions.
7	7.14	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX.6 Standards <u>except</u> for IX.6.8 Setback from neighbouring sites.

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Sub #	Sub Point	Name	Address for Service	Theme	Summary
7	7.15	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX6.1 Building Height standard <u>except</u> the proposed maximum height for Height Area A which is neither supported or opposed.
7	7.16	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX6.2 Plaza standard.
7	7.17	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX6.3 Pedestrian connections standard.
7	7.18	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX.6.4 Staged delivery of plaza and pedestrian connections standard.
7	7.19	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX.6.5 Residential along active edges standard.
7	7.20	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX.6.6 Yards standard.
7	7.21	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX.6.7 Maximum tower dimension and tower separation standard.
7	7.22	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX.6.9 Number of car parking spaces standard.
7	7.23	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX.7 Assessment-controlled activities provisions.
7	7.24	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX.8.1 Matters of discretion provisions.
7	7.25	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX.8.2 Assessment Criteria provisions.
7	7.26	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support IX10.1 George Street Precinct Plan 1-Building Heights.
7	7.27	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support the George Street Datum definition in IX.11 Definition section.
7	7.28	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz		The proposed height of building Tower A (Height Area A) is neither supported or opposed.
7	7.29	Cleveland Properties Limited C/- James Hook	james.hook@envivo.nz	Accept the plan change with amendments	Support any alternative or consequential relief that ensures the precinct provisions deliver a development outcome that is consistent with the site Masterplan prepared by Warren and Mahoney and LA4.
8	8.1	Hugh Michael Caughley	hughcaughley@gmail.com	Accept the plan change with amendments	Accept the plan modification with amendments.
8	8.2	Hugh Michael Caughley	hughcaughley@gmail.com	Accept the plan change with amendments	Amend the maximum building height of Tower A (Height Area A) to 8 stories.
8	8.3	Hugh Michael Caughley	hughcaughley@gmail.com	Accept the plan change with amendments	Increase the current minimum studio dwelling size of 30m <sup>2</sup> .
9	9.1	Peter Gordon Buchanan and Aroha Buchanan	p.buchanan@auckland.ac.nz	Decline the plan change	Decline the plan modification.

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Sub #	Sub Point	Name	Address for Service	Theme	Summary
10	10.1	Moana Point Farms Ltd c/- Michael John Fischer and Gabrielle Lesley Fischer	lesandmichael@gmail.com	Decline the plan change	Decline the plan modification.
10	10.2	Moana Point Farms Ltd c/- Michael John Fischer and Gabrielle Lesley Fischer	lesandmichael@gmail.com	Decline the plan change	Oppose the removal of the 27m Height variation control and insertion of the proposed building height standard.
10	10.3	Moana Point Farms Ltd c/- Michael John Fischer and Gabrielle Lesley Fischer	lesandmichael@gmail.com	Decline the plan change	Oppose the vehicular and pedestrian access to George, Morgan and Clayton Streets.
10	10.4	Moana Point Farms Ltd c/- Michael John Fischer and Gabrielle Lesley Fischer	lesandmichael@gmail.com	Decline the plan change	Allocate the same precinct property rights for 7 Morgan Street and surrounding area by extending the plan change boundary.
10	10.5	Moana Point Farms Ltd c/- Michael John Fischer and Gabrielle Lesley Fischer	lesandmichael@gmail.com	Decline the plan change	Decline the plan modification.
10	10.6	Moana Point Farms Ltd c/- Michael John Fischer and Gabrielle Lesley Fischer	lesandmichael@gmail.com	Decline the plan change	Oppose the removal of the 27m Height variation control and insertion of the proposed building height standard.
10	10.7	Moana Point Farms Ltd c/- Michael John Fischer and Gabrielle Lesley Fischer	lesandmichael@gmail.com	Decline the plan change	Oppose the vehicular and pedestrian access to George, Morgan and Clayton Streets.
10	10.8	Moana Point Farms Ltd c/- Michael John Fischer and Gabrielle Lesley Fischer	lesandmichael@gmail.com	Decline the plan change	Allocate the same precinct property rights for 9 Morgan Street and surrounding area by extending the plan change boundary.
11	11.1	Michael John Fischer and Gabrielle Lesley Fischer	lesandmichael@gmail.com	Decline the plan change	Decline the plan modification.
11	11.2	Michael John Fischer and Gabrielle Lesley Fischer	lesandmichael@gmail.com	Decline the plan change	Oppose replacing the 27m Height variation control with the proposed building height standard.
12	12.1	KD Properties, The James Gang Trust (Warwick James, Jennifer Goulding and Dean Ellwood) c/- Jenni Goulding	jennigoulding@gmail.com	Decline the plan change	Decline the plan change and retain the Mixed Use zone provisions for the site for the reasons outlined in the submission.
13	13.1	G T Darby	nzdarby@gmail.com	Decline the plan change	Oppose further residential intensification until sewage overflow into Middleton Creek and Hobson Bay is resolved.
14	14.1	Freda Constance Green, George William Green and Ian George Lewish	ggreen@outlook.co.nz	Decline the plan change	Decline the plan modification.
15	15.1	Sharon Stayt	shazzystayt@gmail.com	Decline the plan change	Decline the plan change for the reasons set out in the submission.



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15	15.2	Sharon Stayt	shazzystayt@gmail.com	Decline the plan change	Oppose the removal of the 27m Height variation control and insertion of the proposed building height standard.
15	15.3	Sharon Stayt	shazzystayt@gmail.com	Decline the plan change	Oppose Apartment Towers A, B, C, D shown on page 34, North Elevation George Street, George Street Precinct Plan, Revision 11, 9 April 2020 (Appendix 4 to the plan change).
16	16.1	Parkwood Body Corporate 162274 c/- David McGregor and Rebecca Macky	david.mcgregor@envirocounsel.co.nz rebecca.macky@envirocounsel.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission including: -Resource Management Act and Practice
16	16.2	Parkwood Body Corporate 162274 c/- David McGregor and Rebecca Macky	david.mcgregor@envirocounsel.co.nz rebecca.macky@envirocounsel.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission including: -Inadequate Section 32 on the matters outlined in the submission.
16	16.3	Parkwood Body Corporate 162274 c/- David McGregor and Rebecca Macky	david.mcgregor@envirocounsel.co.nz rebecca.macky@envirocounsel.co.nz	Decline the plan change	Oppose IX.5 Notification provisions
16	16.4	Parkwood Body Corporate 162274 c/- David McGregor and Rebecca Macky	david.mcgregor@envirocounsel.co.nz rebecca.macky@envirocounsel.co.nz	Decline the plan change	Oppose the increased building height.
17	17.1	The Foundation Village Partnership c/- Richard Mora	richardm@genurus.co.nz	Accept with amendments	Support the potential suitability of the area for additional height and density of development beyond the standards for the Business-Mixed Use zone.
17	17.2	The Foundation Village Partnership c/- Richard Mora	richardm@genurus.co.nz	Amend the plan change if it is not declined	Amend the plan change provisions to ensure that any additional density and building height in the area is suitably located and designed to maintain the overall character and does not affect neighbouring properties.
17	17.3	The Foundation Village Partnership c/- Richard Mora	richardm@genurus.co.nz	Amend the plan change if it is not declined	Oppose IX.6.1 Building Height standard, subject to obtaining further supporting assessments for visual dominance effects being addressed on the character of the Foundation Precinct (properties contained within the area bordered by Parnell Road, Maunsell Road, Titoki Street and George Street).
17	17.4	The Foundation Village Partnership c/- Richard Mora	richardm@genurus.co.nz	Amend the plan change if it is not declined	Oppose IX.8.1(2) Matters of Discretion, subject to providing for broader consideration of the traffic-related effects of additional development density at the site on the safe and efficient operation of the surrounding road network.
17	17.5	The Foundation Village Partnership c/- Richard Mora	richardm@genurus.co.nz	Amend the plan change if it is not declined	Consider any other relevant matter from receiving further information as part of the engagement with the applicant.



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18	18.1	Foundation Properties Limited c/- Philip Kean	philip@terrafirma.co.nz	Accept the plan change with amendments	Support the potential suitability of the area for additional height and density of development beyond the standards for the Business-Mixed Use zone.
18	18.2	Foundation Properties Limited c/- Philip Kean	philip@terrafirma.co.nz	Amend the plan change if it is not declined	Amend the plan change provisions to ensure that any additional density and building height in the area is suitably located and designed to maintain the overall character and does not affect neighbouring properties.
18	18.3	Foundation Properties Limited c/- Philip Kean	philip@terrafirma.co.nz	Amend the plan change if it is not declined	Oppose IX.6.1 Building Height standard, subject to obtaining further supporting assessments for visual dominance effects being addressed on the character of the Foundation Precinct (properties contained within the streets Parnell Road, Maunsell Road, Titoki Street and George Street).
18	18.4	Foundation Properties Limited c/- Philip Kean	philip@terrafirma.co.nz	Amend the plan change if it is not declined	Oppose IX.8.1(2) Matters of Discretion, subject to providing for broader consideration of the traffic-related effects of additional development density at the site on the safe and efficient operation of the surrounding road network.
18	18.5	Foundation Properties Limited c/- Philip Kean	philip@terrafirma.co.nz	Amend the plan change if it is not declined	Consider any other relevant matter from receiving further information as part of the engagement with the applicant.
19	19.1	MUDI Ltd c/- Tony Watkins	tony@tony-watkins.com	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
20	20.1	Terance Patrick James Macdonald	tpjmacdonald@gmail.com	Decline the plan change	Decline the plan modification.
20	20.2	Terance Patrick James Macdonald	tpjmacdonald@gmail.com	Decline the plan change	Oppose the removal of the 27m Height variation control and insertion of the proposed building height standard.
20	20.3	Terance Patrick James Macdonald	tpjmacdonald@gmail.com	Decline the plan change	Oppose the creation of a retail precinct in close proximity to Auckland Domain.
21	21.1	Jonathan Leonard Newman Eriksen	jon.eriksen@orcon.net.nz	Decline the plan change	Decline the plan modification.
21	21.2	Jonathan Leonard Newman Eriksen	jon.eriksen@orcon.net.nz	Decline the plan change	Submit a resource consent for the proposal rather than a plan change.
21	21.3	Jonathan Leonard Newman Eriksen	jon.eriksen@orcon.net.nz	Decline the plan change	Oppose the plan change and its impact on the volcanic viewshafts.
21	21.4	Jonathan Leonard Newman Eriksen	jon.eriksen@orcon.net.nz	Decline the plan change	Provide greater clarity on the traffic effects on the surrounding road network.

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21	21.5	Jonathan Leonard Newman Eriksen	jon.eriksen@orcon.net.nz	Decline the plan change	Provide more assessment on the construction effects.
21	21.6	Jonathan Leonard Newman Eriksen	jon.eriksen@orcon.net.nz	Decline the plan change	Oppose the use of the George Street Datum.
21	21.7	Jonathan Leonard Newman Eriksen	jon.eriksen@orcon.net.nz	Decline the plan change	Oppose the proposed building height standard.
21	21.8	Jonathan Leonard Newman Eriksen	jon.eriksen@orcon.net.nz	Decline the plan change	Provide greater clarity on the protection of the pedestrian connections to the plaza.
21	21.9	Jonathan Leonard Newman Eriksen	jon.eriksen@orcon.net.nz	Decline the plan change	Provide an impact assessment on the stormwater and sewerage systems, resulting from the plan change proposal.
22	22.1	Zamin Investment Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Decline the plan modification for the reasons set out in the submission.
22	22.2	Zamin Investment Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Oppose IX.5(1)(d) Notification provisions relating to Outlook space.
22	22.3	Zamin Investment Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Amend IX.8.1(3)-(10)-Matters of discretion relating to the infringement of a design and amenity standards, so that they are subject to the matters of discretion in Mixed Use zone H13.8.1(7)-Matters of discretion in addition to any other matters stated within the provisions.
22	22.4	Zamin Investment Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Amend IX.8.2(3)-(10)-Assessment criteria relating to the infringement of a design and amenity standards, so that they are subject to the matters of discretion in Mixed Use zone H13.8.2(7)-Matters of discretion in addition to any other matters stated within the provisions.
22	22.5	Zamin Investment Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Amend Matter of discretion IX.8.1(10) infringements to Standard IX.6.8 Setback from neighbouring sites, so that any future potential activities and development on other sites (not specified in IX.8.1(10)) are not excluded from consideration.
22	22.6	Zamin Investment Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Amend Assessment criteria IX.8.2(10) Infringing Standard IX.6.8 Setback from neighbouring sites, so that any future potential activities and development on other sites (not specified in IX.8.2(10)) are not excluded from consideration.
23	23.1	Core City Investments Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Decline the plan modification for the reasons set out in the submission.
23	23.2	Core City Investments Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Oppose IX.5(1)(d) Notification provisions relating to Outlook space.
23	23.3	Core City Investments Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Amend IX.8.1(3)-(10)-Matters of discretion relating to the infringement of a design and amenity standards, so that they are subject to the matters of discretion in Mixed Use zone H13.8.1(7)-Matters of discretion in addition to any other matters stated within the provisions.

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23	23.4	Core City Investments Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Amend <i>IX.8.2(3)-(10)-Assessment criteria</i> relating to the infringement of a design and amenity standards, so that they are subject to the matters of discretion in Mixed Use zone <i>H13.8.2(7)-Matters of discretion</i> in addition to any other matters stated within the provisions.
23	23.5	Core City Investments Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Amend <i>Matter of discretion IX.8.1(10) infringements to Standard IX.6.8 Setback from neighbouring sites</i> , so that any future potential activities and development on other sites (not specified in IX.8.1(10)) are not excluded from consideration.
23	23.6	Core City Investments Limited c/- Roya Reyhani	roya@corecity.co.nz	Decline the plan change	Amend <i>Assessment criteria IX.8.2(10) Infringing Standard IX.6.8 Setback from neighbouring sites</i> , so that any future potential activities and development on other sites (not specified in IX.8.2(10)) are not excluded from consideration.
24	24.1	Graham Burrell	grahamburrell@xtra.co.nz	Decline the plan change	Decline the plan modification.
25	25.1	Rose McSherry	r.mcsherry@icloud.com	Decline the plan change	Decline the plan modification.
25	25.2	Rose McSherry	r.mcsherry@icloud.com	Decline the plan change	Oppose the increased building height.
25	25.3	Rose McSherry	r.mcsherry@icloud.com	Decline the plan change	Oppose the large building size.
25	25.4	Rose McSherry	r.mcsherry@icloud.com	Decline the plan change	Rezone the area to Residential.
26	26.1	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Support plan change 44 subject to the potential adverse transport effects of the plan change being no greater than those currently enabled by the Auckland Unitary Plan (AUP).
26	26.2	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Amend <i>IX.1 Precinct Description</i> , paragraph 5, as follows:  <i>To encourage public transport and active transport modes and to manage the traffic effects on the surrounding transport network, the precinct includes a maximum limit on the number of carparks.</i>
26	26.3	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Amend <i>IX.2 Objectives</i> to add the following objective:  <i>(x) Subdivision and development within the George Street Precinct occurs in a manner which avoids, remedies or mitigates adverse effects on the safe and efficient operation of transport infrastructure and services.</i>
26	26.4	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Retain <i>IX.2 Objective 5</i> .
26	26.5	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Retain <i>IX.3 Policy 4</i> .
26	26.6	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Retain <i>IX.3 Policy 8</i> .

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26	26.7	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Amend IX.3 Policy 9 as follows:  (9) Limit the supply of on-site parking to recognise the accessibility of the George Street Precinct to public transport and the Newmarket Metropolitan Centre, <u>and to manage the traffic effects on the surrounding transport network.</u>
26	26.8	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Amend IX.3 Policy 10 as follows:  (10) Discourage high car trip generating uses, such as service stations, large supermarkets or drive through restaurants in order to reinforce the pedestrian focus of the precinct <u>and to manage the traffic effects on the surrounding transport network.</u>
26	26.9	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Amend IX.5 (1)(a) as follows:  (a) <u>Other than (A13)</u> a restricted discretionary activity listed in Table IX.4.1; and/or
26	26.10	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Retain IX.6.2 Plaza.
26	26.11	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Amend Standard IX.6.3(3) Pedestrian connections , as follows:  (3) The pedestrian connections required by IX6.3(1) and (2) shall be publicly accessible <u>seven days per week (including public holidays) between the hours of 7am and 11pm.</u>
26	26.12	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Retain IX.6.9 Number of car parking spaces.
26	26.13	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Add additional assessment criteria to IX.8.2(2)(b) and (c) to ensure that applications for vehicle access address potential mitigation through upgrades to pedestrian facilities along Morgan Street, Clayton Street and George Street that may be required.
26	26.14	Auckland Transport c/- Liam Burkhardt	liam.burkhardt@at.govt.nz	Accept the plan change with amendments	Amend the precinct plan to include appropriate provisions to avoid the potential adverse effects associated with the “worst case” traffic generation scenario (Scenario B) of 35,100m <sup>2</sup> office space and 2000m <sup>2</sup> retail space identified on page 20 of the applicant's ITA.
27	27.1	James A Carmichel	james@jcarmichael.co.nz	Decline the plan change	Decline the plan modification for the reasons set out in the submission.
27	27.2	James A Carmichel	james@jcarmichael.co.nz	Decline the plan change	Oppose the proposed building height standard.
27	27.3	James A Carmichel	james@jcarmichael.co.nz	Decline the plan change	Provide further assessment on visual/landscape matters, especially on urban character and amenity values.

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Sub #	Sub Point	Name	Address for Service	Theme	Summary
27	27.4	James A Carmichel	james@jcarmichael.co.nz	Decline the plan change	Provide further assessment on traffic effects on the local road network.
27	27.5	James A Carmichel	james@jcarmichael.co.nz	Decline the plan change	Provide further assessment and impact of the proposal on on-site car parking and street car parking.
27	27.6	James A Carmichel	james@jcarmichael.co.nz	Decline the plan change	Decline the plan modification due to lack of consultation and RMA practice.
28	28.1	Ian and Catrina Fair	fairly@xtra.co.nz	Decline the plan change	Decline the plan modification for the reasons outlined in the submission.
29	29.1	Christoph Paszyna	christoph_paszyna@yahoo.co.nz	Decline the plan change	Decline the plan modification for the reasons set out in the submission.
29	29.2	Christoph Paszyna	christoph_paszyna@yahoo.co.nz	Decline the plan change	Oppose the removal of the 27m Height variation control and insertion of the proposed building height standard.
30	30.1	Domain Terraces Body Corporate 192346 c/- Darren van der Wal	darrenv@sbcltd.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission including: -Resource Management Act and Practice
30	30.2	Domain Terraces Body Corporate 192346 c/- Darren van der Wal	darrenv@sbcltd.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission including: -Inadequate Section 32 on the matters outlined in the submission.
30	30.3	Domain Terraces Body Corporate 192346 c/- Darren van der Wal	darrenv@sbcltd.co.nz	Decline the plan change	Oppose IX.5 Notification provisions.
30	30.4	Domain Terraces Body Corporate 192346 c/- Darren van der Wal	darrenv@sbcltd.co.nz	Decline the plan change	Oppose the increased building height.
31	31.1	Domain Apartments c/- Craig Shearer and James Carmichael	craig@craigshearer.co.nz james@jcarmichael.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
31	31.2	Domain Apartments c/- Craig Shearer and James Carmichael	craig@craigshearer.co.nz james@jcarmichael.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission including: RPS and Mixed Use zone objectives and policies, appropriateness of the precinct and inconsistent with Part 2 of the RMA
31	31.3	Domain Apartments c/- Craig Shearer and James Carmichael	craig@craigshearer.co.nz james@jcarmichael.co.nz	Decline the plan change	Oppose the proposed increased building height.
31	31.4	Domain Apartments c/- Craig Shearer and James Carmichael	craig@craigshearer.co.nz james@jcarmichael.co.nz	Decline the plan change	Oppose IX.4.1 Activity Table and activities such as A7, A8 and A11.
31	31.5	Domain Apartments c/- Craig Shearer and James Carmichael	craig@craigshearer.co.nz james@jcarmichael.co.nz	Decline the plan change	Oppose IX.5(1) Notification provisions.



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Sub #	Sub Point	Name	Address for Service	Theme	Summary
31	31.6	Domain Apartments c/- Craig Shearer and James Carmichael	craig@craigshearer.co.nz james@jcarmichael.co.nz	Decline the plan change	Oppose IX.6 Standards, particularly the proposed building height standard.
31	31.7	Domain Apartments c/- Craig Shearer and James Carmichael	craig@craigshearer.co.nz james@jcarmichael.co.nz	Decline the plan change	Oppose IX.8 Assessment criteria, particularly urban design criteria.
31	31.8	Domain Apartments c/- Craig Shearer and James Carmichael	craig@craigshearer.co.nz james@jcarmichael.co.nz	Decline the plan change	Review the Visual/Landscape assessment montages that are taken from significant distances, and the adverse effects on urban character, amenity values and shading.
31	31.9	Domain Apartments c/- Craig Shearer and James Carmichael	craig@craigshearer.co.nz james@jcarmichael.co.nz	Decline the plan change	Review the Integrated Transportation Assessment report including: -additional traffic effects on the local road network -supporting evidence of use of public transport compared with private motor vehicles.
31	31.10	Domain Apartments c/- Craig Shearer and James Carmichael	craig@craigshearer.co.nz james@jcarmichael.co.nz	Decline the plan change	Decline the plan modification due to lack of consultation and RMA practice.
32	32.1	Darryl Carey	darrylrcarey@gmail.com	Amend the plan change if it is not declined	Amend the plan change if it is not declined
32	32.2	Darryl Carey	darrylrcarey@gmail.com	Amend the plan change if it is not declined	Reduce the proposed building height.
32	32.3	Darryl Carey	darrylrcarey@gmail.com	Amend the plan change if it is not declined	Revise/update the Integrated Transport assessment data.
32	32.4	Darryl Carey	darrylrcarey@gmail.com	Amend the plan change if it is not declined	Reduce transport effects.
32	32.5	Darryl Carey	darrylrcarey@gmail.com	Amend the plan change if it is not declined	Convert the application to a resource consent application, rather than a plan change (new precinct).
33	33.1	Alan Herbert Burton and Wendy Alyson Burton	watburton@xtra.co.nz	Decline the plan change	Decline the plan modification for the reasons as outlined in the submission.
33	33.2	Alan Herbert Burton and Wendy Alyson Burton	watburton@xtra.co.nz	Decline the plan change	Oppose the location, size and bulk of the proposed development.
33	33.3	Alan Herbert Burton and Wendy Alyson Burton	watburton@xtra.co.nz	Decline the plan change	Oppose the adverse traffic effects of the proposed development.
34	34.1	Robyn Hughes	rjhughes146@gmail.com	Decline the plan change	Decline the plan modification.
34	34.2	Robyn Hughes	rjhughes146@gmail.com	Decline the plan change	Oppose the proposed increased building height.
34	34.3	Robyn Hughes	rjhughes146@gmail.com	Decline the plan change	Decline the plan modification due to its impact on the character and amenity of the area.
34	34.4	Robyn Hughes	rjhughes146@gmail.com	Decline the plan change	Decline the plan modification due increase traffic problems.
34	34.5	Robyn Hughes	rjhughes146@gmail.com	Decline the plan change	Decline the plan modification due to lack of consultation and RMA practice.

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Sub #	Sub Point	Name	Address for Service	Theme	Summary
35	35.1	Alasdair and Joan Thompson	ajthompson@xtra.co.nz	Decline the plan change	Decline the plan modification.
35	35.2	Alasdair and Joan Thompson	ajthompson@xtra.co.nz	Amend the plan change if it is not declined	Amend the building height standards as follows: Tower A (Height Area A): 10 levels including 2 in the basement (8+2=10) Tower B (Height Area B): 7 levels including 2 in the basement (5+2=7) Tower C (Height Area C): 10 levels including 4 in the basement (6+4=10) Tower D (Height Area D): 7 levels including 2 in the basement (5+2=7)
35	35.3	Alasdair and Joan Thompson	ajthompson@xtra.co.nz	Amend the plan change if it is not declined	Ensure the building height does not infringe the volcanic viewshaft overlays to Mount Hobson and Mount Eden.
36	36.1	Alexandra Garland & Laura Horrocks	bproofgarland@gmail.com	Decline the plan change	Decline the entire plan change for the reasons set out in the submission including: -Resource Management Act and Practice
36	36.2	Alexandra Garland & Laura Horrocks	bproofgarland@gmail.com	Decline the plan change	Decline the entire plan change for the reasons set out in the submission including: -Inadequate Section 32 on the matters outlined in the submission.
36	36.3	Alexandra Garland & Laura Horrocks	bproofgarland@gmail.com	Decline the plan change	Oppose IX.5 Notification provisions.
36	36.4	Alexandra Garland & Laura Horrocks	bproofgarland@gmail.com	Decline the plan change	Oppose the increased building height.
37	37.1	Cushla O'Shea	cushlaoshea@gmail.com	Amend the plan change if it is not declined	Amend the plan change if it is not declined
37	37.2	Cushla O'Shea	cushlaoshea@gmail.com	Amend the plan change if it is not declined	Reduce the proposed building height.
37	37.3	Cushla O'Shea	cushlaoshea@gmail.com	Amend the plan change if it is not declined	Reduce the height (and number of apartments) to ensure sufficient onsite car parking.
37	37.4	Cushla O'Shea	cushlaoshea@gmail.com	Amend the plan change if it is not declined	Revise the Integrated Transport Assessment to ensure the traffic effects/information is correct.
37	37.5	Cushla O'Shea	cushlaoshea@gmail.com	Amend the plan change if it is not declined	Modify the plan change to a resource consent application.
38	38.1	Donald Kay Keung Yung	yung@xtra.co.nz	Decline the plan change	Decline the plan modification for the reasons set out in the submission.
39	39.1	Roger and Julie France	roger@grwfrance.com	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
39	39.2	Roger and Julie France	roger@grwfrance.com	Decline the plan change	Oppose the scale and intensity of the proposed development.
39	39.3	Roger and Julie France	roger@grwfrance.com	Decline the plan change	Oppose the proposed increased building height, including the 65m tower.



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Sub #	Sub Point	Name	Address for Service	Theme	Summary
39	39.4	Roger and Julie France	roger@grwfrance.com	Decline the plan change	Oppose the increase traffic flows and congestion effects on the local road network and vehicle access.
39	39.5	Roger and Julie France	roger@grwfrance.com	Decline the plan change	Oppose IX.5 Notification provisions.
39	39.6	Roger and Julie France	roger@grwfrance.com	Decline the plan change	Decline the entire plan change for the reasons set out in the submission including: -Construction effects
40	40.1	11 George Body Corporate 344700 c/- Katherine Lester Chairperson	11georgestreet@gmail.com	Decline the plan change	Decline the plan modification.
40	40.2	11 George Body Corporate 344700 c/- Katherine Lester Chairperson	11georgestreet@gmail.com	Decline the plan change	Oppose the removal of the 27m Height variation control and insertion of the proposed building height standard.
41	41.1	Katherine S Lester	katherinelester100@gmail.com	Amend the plan change if it is not declined	Amend the plan change if it is not declined
41	41.2	Katherine S Lester	katherinelester100@gmail.com	Amend the plan change if it is not declined	Limit the building height restriction to 35 metres above ground level.
42	42.1	Downtown House No. 2 Ltd	chris@integralproperty.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
42	42.2	Downtown House No. 2 Ltd	chris@integralproperty.co.nz	Decline the plan change	Retain the 27 metre Height variation control in the area.
42	42.3	Downtown House No. 2 Ltd	chris@integralproperty.co.nz	Decline the plan change	Oppose IX.5 Notification provisions.
42	42.4	Downtown House No. 2 Ltd	chris@integralproperty.co.nz	Decline the plan change	Oppose Activity (A11) in Table IX.4.1 Activity table that allows further height infringements beyond the proposed height limits as a Restricted Discretionary Activity.
42	42.5	Downtown House No. 2 Ltd	chris@integralproperty.co.nz	Decline the plan change	Require further assessment in respect of the potential for shading and dominance effects including cumulative effects on 2 Alma Street.
42	42.6	Downtown House No. 2 Ltd	chris@integralproperty.co.nz	Decline the plan change	Require further transport assessment of how the current function of Clayton Street is impacted, and the consequential effects on the use and access of 2 Alma Street and properties on Clayton Street.
42	42.7	Downtown House No. 2 Ltd	chris@integralproperty.co.nz	Decline the plan change	Provide further clarity on whether services-water (both potable and firefighting), wastewater and stormwater services and power supply are available, and consequential effects on future development in the area, based on the "first in, first served" principle for connection and demand.
43	43.1	FourClayton Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
43	43.2	FourClayton Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Require further assessment in respect of the potential for shading and dominance effects including cumulative effects on 4 Clayton Street

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Sub #	Sub Point	Name	Address for Service	Theme	Summary
43	43.3	FourClayton Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Require further assessment of effects on the urban design and associated amenity on 4 Clayton Street and in the immediate area to 2 Alma Street and 8 Clayton Street. The assessment should include the above matters and consideration of the overall change in character to the area.
43	43.4	FourClayton Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Require further transport assessment of how the current function of Clayton Street is impacted, and the consequential effects on the use and access of 4 Clayton Street and properties on Clayton Street.
43	43.5	FourClayton Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Retain the 27 metre Height variation control in the area.
43	43.6	FourClayton Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Oppose IX.5 Notification provisions.
43	43.7	FourClayton Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Oppose Activity (A11) in Table IX.4.1 Activity table that allows further height infringements beyond the proposed height limits as a Restricted Discretionary Activity.
43	43.8	FourClayton Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Provide further clarity on whether services-water (both potable and firefighting), wastewater and stormwater services and power supply are available, and consequential effects on future development in the area, based on the "first in, first served" principle for connection and demand.
44	44.1	TwoMorgan Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
44	44.2	TwoMorgan Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Require further assessment in respect of dominance effects including cumulative effects on properties along Morgan Street including 2 Morgan Street.
44	44.3	TwoMorgan Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Require further assessment of effects on the urban design and associated amenity on 2 Morgan Street and in the immediate area to 9, 11, 19, and 25 Morgan Street. The assessment should include the above matters and consideration of the overall change in character to the area.
44	44.4	TwoMorgan Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Require further transport assessment of how the current function of Morgan Street is impacted, and the consequential effects on the use and access of 2 Morgan Street and properties on Morgan Street.
44	44.5	TwoMorgan Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Require further assessment of how the current function of Morgan Street is impacted particularly vehicle entry and pedestrian connection conflict to the proposal, and along the street.
44	44.6	TwoMorgan Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Provide further clarity on whether services-water (both potable and firefighting), wastewater and stormwater services and power supply are available, and consequential effects on future development in the area, based on the "first in, first served" principle for connection and demand.

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Sub #	Sub Point	Name	Address for Service	Theme	Summary
44	44.7	TwoMorgan Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Retain the 27 metre Height variation control in the area.
44	44.8	TwoMorgan Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Oppose IX.5 Notification provisions.
44	44.9	TwoMorgan Properties Limited	admin@formeplanning.co.nz	Decline the plan change	Oppose Activity (A11) in Table IX.4.1 Activity table that allows further height infringements beyond the proposed height limits as a Restricted Discretionary Activity.
45	45.1	Aclay Ltd	admin@formeplanning.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
45	45.2	Aclay Ltd	admin@formeplanning.co.nz	Decline the plan change	Require further assessment in respect of the potential for shading and dominance effects including cumulative effects on 6 Clayton Street.
45	45.3	Aclay Ltd	admin@formeplanning.co.nz	Decline the plan change	Require further assessment of effects on the urban design and associated amenity on 6 Clayton Street, and in the immediate area to 2 Alma Street and 8 Clayton Street. The assessment should include the above matters and consideration of the overall change in character to the area.
45	45.4	Aclay Ltd	admin@formeplanning.co.nz	Decline the plan change	Require further transport assessment of how the current function of Clayton Street is impacted, and the consequential effects on the use and access of 6 Clayton Street and properties on Clayton Street.
45	45.5	Aclay Ltd	admin@formeplanning.co.nz	Decline the plan change	Provide further clarity on whether services-water (both potable and firefighting), wastewater and stormwater services and power supply are available, and consequential effects on future development in the area, based on the "first in, first served" principle for connection and demand.
45	45.6	Aclay Ltd	admin@formeplanning.co.nz	Decline the plan change	Retain the 27 metre Height variation control in the area.
45	45.7	Aclay Ltd	admin@formeplanning.co.nz	Decline the plan change	Oppose IX.5 Notification provisions.
45	45.8	Aclay Ltd	admin@formeplanning.co.nz	Decline the plan change	Oppose Activity (A11) in Table IX.4.1 Activity table that allows further height infringements beyond the proposed height limits as a Restricted Discretionary Activity.
46	46.1	John Gilbert Ecroyd	jgenewmarket@gmail.com	Accept the plan change with amendments	Accept the plan modification with amendments.
46	46.2	John Gilbert Ecroyd	jgenewmarket@gmail.com	Accept the plan change with amendments	Require on-site storage of wastewater to attenuate peak wet weather discharge and limit load on existing drainage infrastructure.
47	47.1	Robert Thomas Clark	mrholdings@xtra.co.nz	Decline the plan change	Decline the plan modification.
47	47.2	Robert Thomas Clark	mrholdings@xtra.co.nz	Decline the plan change	Oppose the proposed building height standard.
48	48.1	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Decline the plan change	Decline the plan modification for the reasons set out in the submission.
48	48.2	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Retain a building height standard the same as, or similar to the existing 27m height variation control.

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Sub #	Sub Point	Name	Address for Service	Theme	Summary
48	48.3	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Measure building height within the precinct so that the maximum height of the built form follows the contour of the land rather than a flat plain from the George Street Datum referenced in Table 1X6.1.1. This can be achieved via either of or both the average height or rolling height methods as used in the AUP.
48	48.4	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Amend the objectives, policies and rules of the precinct to require the height of built form to:  a. follow the contour of the flanks of the maunga Pukekawa, and b. ensure that views between the tops of Pukekawa and other maunga including Maungawhau, Te Kōpuke, Maungakiekie, and Ōhinerau, are not interrupted, or that cultural heritage offset is provided if those views are interrupted.
48	48.5	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Amend objective 1X.2(2) and associated subordinate policy and rules to explicitly require the avoidance of effects on the backdrop of the profile of the Auckland War Memorial Museum and Cenotaph when viewed from afar, and to avoid visual dominance when the precinct is viewed from the southern entrance and north eastern and western paths to the northern entrance to the museum, as well as from other locations.
48	48.6	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Amend the introductory clause to IX.4 Activity table as follows:  <del>All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is listed in Activity Table IX.4.1 below. All relevant rules in the zone, Auckland-wide provisions and any overlays apply in this precinct unless otherwise specified in Activity Table IX.4.1 below.</del>
48	48.7	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Amend Activity Table IX.4.1 Activity Table to specify that development that does not comply with standard IX.6.1 Building Height is a non-complying activity.
48	48.8	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Amend IX.6.3(3) to provide for 24hr public access to the pedestrian plaza and connections.
48	48.9	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Include a standard that requires provision of the active edges specified in George Street Precinct Plan 2.
48	48.10	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Include a standard that requires the pedestrian connection type A and the plaza to not be enclosed inside buildings.

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Sub #	Sub Point	Name	Address for Service	Theme	Summary
48	48.11	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Include policy and standards to protect daylight and sunlight access to the proposed public plaza and protect the plaza from wind funnelling or deflection from buildings. Example, provisions can be found in the City Centre sunlight access to public spaces provisions H8.3(30(b), H8.6.2, H.8.4.1(A40), Figure H8.11.4 and Appendix 11. These would need to be customised to the particular circumstances of the proposed public plaza. Infringement of the standards should be a non-complying activity.
48	48.12	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Delete IX.5 Notification rule (1) which requires non-notification and replace with text to read:  <u>(1) Any application for resource consent for an activity listed in Table IX.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.</u> <u>(2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).</u>
48	48.13	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Delete reference to policy H13.3.(13) within assessment criteria IX.8.2(3)(b). Consider what other policy references or assessment criteria would be appropriate if this rule remains a restricted discretionary activity.
48	48.14	Auckland Council c/- Christopher Turbott	christopher.turbott@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Amend the text and images relating to the reference data as set out in the Appendix.
49	49.1	Penelope Jane Hansen	pjhansen48@gmail.com	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
49	49.2	Penelope Jane Hansen	pjhansen48@gmail.com	Decline the plan change	Oppose the increased building height and its impact on the Volcanic Viewshafts and Height Sensitive Areas.
50	50.1	33 Broadway Trust (33 Broadway)	will.allan@augusta.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
50	50.2	33 Broadway Trust (33 Broadway)	will.allan@augusta.co.nz	Amend the plan change if it is not declined	Retain the 27 metre Height variation control in the area and reduce the proposed building height.
50	50.3	33 Broadway Trust (33 Broadway)	will.allan@augusta.co.nz	Amend the plan change if it is not declined	Amend the height in relation to boundary standard to address adverse effects such as reducing natural light on the submitters site at 33 Broadway.
50	50.4	33 Broadway Trust (33 Broadway)	will.allan@augusta.co.nz	Amend the plan change if it is not declined	Amend the setback standard by increasing the setback from the submitters site at 33 Broadway.
50	50.5	33 Broadway Trust (33 Broadway)	will.allan@augusta.co.nz	Amend the plan change if it is not declined	Amend the provisions to address the lack of integration as outlined in the submission.



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Sub #	Sub Point	Name	Address for Service	Theme	Summary
50	50.6	33 Broadway Trust (33 Broadway)	will.allan@augusta.co.nz	Amend the plan change if it is not declined	Amend the provisions to address the adverse effects on amenity values on the submitters site at 33 Broadway and the wider Newmarket area.
50	50.7	33 Broadway Trust (33 Broadway)	will.allan@augusta.co.nz	Amend the plan change if it is not declined	Amend the provisions to address the potential adverse effects on traffic safety and efficiency for vehicle users, pedestrians and cyclists using Alma Street.
50	50.8	33 Broadway Trust (33 Broadway)	will.allan@augusta.co.nz	Amend the plan change if it is not declined	Amend the provisions to address the potential to create substantial parking shortages in the area, given the proposal to limit the number of car parking spaces in the George Street Precinct.
50	50.9	33 Broadway Trust (33 Broadway)	will.allan@augusta.co.nz	Amend the plan change if it is not declined	Amend the provisions or specific management plans to address construction adverse effects on neighbouring properties including a general prohibition on construction traffic using Alma Road.
51	51.1	Rostrevor Edwin Burnell	rburnell@xtra.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
51	51.2	Rostrevor Edwin Burnell	rburnell@xtra.co.nz	Decline the plan change	Oppose the proposed increased building height.
51	51.3	Rostrevor Edwin Burnell	rburnell@xtra.co.nz	Decline the plan change	Decline the plan modification due to its impact on the character and amenity of the area.
51	51.4	Rostrevor Edwin Burnell	rburnell@xtra.co.nz	Decline the plan change	Decline the plan modification due increase traffic problems.
51	51.5	Rostrevor Edwin Burnell	rburnell@xtra.co.nz	Decline the plan change	Decline the plan modification due to lack of consultation and RMA practice.
52	52.1	Roland No2 Trust c/- WJR Browne IF Williams	warwick@browne.net.nz	Accept the plan change	Accept the plan modification.
52	52.2	Roland No2 Trust c/- WJR Browne IF Williams	warwick@browne.net.nz	Decline the plan change	Oppose the building height standard.
53	53.1	Tupuna Maunga o Tamaki Makaurau Authority	dominic.wilson@aucklandcouncil.govt.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
53	53.2	Tupuna Maunga o Tamaki Makaurau Authority	dominic.wilson@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Amend the provisions to confirm the permitted height of any building will not intrude into the Regionally Significant Volcanic Viewshaft E8 to Maungawhau using the datum method of assessing height.
53	53.3	Tupuna Maunga o Tamaki Makaurau Authority	dominic.wilson@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Amend the provisions to confirm the increased building height outside of the Regionally Significant Volcanic Viewshaft E8 to Maungawhau has no impact on the profile of Maungawhau and maunga to maunga visual connections.
53	53.4	Tupuna Maunga o Tamaki Makaurau Authority	dominic.wilson@aucklandcouncil.govt.nz	Amend the plan change if it is not declined	Any other relief that addresses the concerns of the Tupuna Maunga Authority.
54	54.1	Parnell Community Committee (Inc) c/- Luke Niue	parnellpcc@gmail.com	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
54	54.2	Parnell Community Committee (Inc) c/- Luke Niue	parnellpcc@gmail.com	Decline the plan change	Oppose the proposed building height standard.

**Plan Change 44 (Private) - George Street Precinct, Newmarket**  
**Summary of Decisions Requested**

Sub #	Sub Point	Name	Address for Service	Theme	Summary
55	55.1	Patricia Judd	pcjud@xtra.co.nz	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
55	55.2	Patricia Judd	pcjud@xtra.co.nz	Decline the plan change	Decline the entire plan change in relation to the objectives and policies direction sought for the zone.
55	55.3	Patricia Judd	pcjud@xtra.co.nz	Decline the plan change	Decline the entire plan change due to the inappropriateness of a new precinct being located within the zone.
55	55.4	Patricia Judd	pcjud@xtra.co.nz	Decline the plan change	Decline the plan modification due to increase traffic flow.
55	55.5	Patricia Judd	pcjud@xtra.co.nz	Decline the plan change	Oppose the proposed increased building height.
55	55.6	Patricia Judd	pcjud@xtra.co.nz	Decline the plan change	Decline the plan modification due to lack of consultation and RMA practice.
56	56.1	Raymond Robinson	arjayrobinson@gmail.com	Decline the plan change	Decline the entire plan change for the reasons set out in the submission.
56	56.2	Raymond Robinson	arjayrobinson@gmail.com	Decline the plan change	Oppose the proposed increased building height.