

Attachment 3: Issues Raised in Submissions on PC1A and Amendments Proposed to Address Those Issues

In the following tables:

1. Text that is struck through in black font (~~example~~) was shown in the publicly notified Plan Change 1A as a proposed deletion from the District Plan.
2. Text that is underlined in black font (example) was shown in the publicly notified Plan Change 1A as a proposed insertion into the District Plan.
3. Text that is shown struck through in red font (~~example~~) is proposed to be deleted to address matters raised in submissions.
4. Text that is shown underlined in red font (example) is proposed to be inserted to address matters raised in submissions.

Proposed Amendments to Plan Change 1A			
District Plan Provision:	PC1A Amendment Number:	Proposed Amendment to Address Matters Raised in Submissions:	Reason for Proposed Amendment
Part 1 Introduction and General Provisions Interpretation Definitions	PC1A.1	Insert in alphabetical order a new definition of 'Accessible Carpark': <u>'ACCESSIBLE CARPARK means a carpark designed and marked (for instance, in accordance with the mobility car parking scheme) for use by persons with a disability or with limited mobility and accessible carparking has a corresponding meaning.'</u>	Submission point S2.1 requested insertion of the definition of 'accessible car park' used in the National Policy Statement on Urban Development 2020. To be consistent with the language of the Plan, the definition should refer to 'carpark' (rather than 'car park'). In other respects, the proposed definition matches the definition in the NPS-UD 2020. Inserted as amendment no. 1 on page 2 of the recommended version of PC1A.
Throughout PC1A and the Plan as amended by PC1A	PC1A.2	Wherever the expression ' <i>accessible carpark</i> ' is used in the Plan, the font should be <i>italicised</i> to denote a defined term.	This is a consequential amendment arising from the insertion of a new defined term.
Part 2 District-Wide Matters Transport Policy TR-PARK-P8	PC1A.3	Insert an additional factor (f) into clause 2 of Policy TR-PARK-P8 Parking as follows: f. <u>where the new development is an alteration or addition to an existing building, the actual demand for accessible carparks created by the additional gross</u>	Submission S2 requested greater clarity that the requirements for accessible carparks apply to only to new development. The proposed additional text clarifies that the requirements will only apply to additional building floor space that creates new demand for

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		<u>floor area added to the existing building (excluding any uncovered patio or deck);</u>	accessible carparking. Outdoor uncovered patios and decks will likely be ancillary to the primary interior floor space of a building and are not, of themselves, expected to generate material new demand for accessible carparks. Inserted as part of amendment no. 2 on page 3 of the recommended version of PC1A.
Part 2 District-Wide Matters Transport Policy TR-PARK-P8	PC1A.4	Insert a new clause (5) in Policy TR-PARK-P8 as follows: <u>5. recognising that, where an existing building comprises multiple individual businesses or activities (e.g. a shopping mall) any existing accessible carparks available for that building will be considered to contribute to meeting demand for accessible carparks associated with new activities within the existing building provided that any alterations or additions to facilitate the new activity do not increase the gross floor area of the existing building.</u>	<p>Submission S2 requested refinement of the PC1A provisions to clarify how they will apply to 'multi-activity facilities'. There is currently no definition in the Plan of 'multi-activity facility'. The submission requested amendments that would only be used in relation to accessible carparking. The proposed wording amendment encapsulates the concept of 'multi-unit facility' without the need to create a new definition solely for the purpose of considering accessible carparking.</p> <p>Submission S2 also raised the point that internal alterations and changes in individual premises will not necessarily increase overall gross floor area or create demand for additional accessible carparks. The relevant point is that the overall footprint of the 'existing building' is assumed to be unchanged and it is the overall footprint that establishes the demand for accessible carparking. Where the overall building footprint is unchanged by internal alterations, no additional accessible carparks should be required.</p>

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			Inserted as part of amendment no. 2 on page 3 of the recommended version of PC1A.
Part 2 District-Wide Matters Transport Rule TR-PARK-R18 Footnote 1 to TR-Table 6A	PC1A.5	<p>Amend the numbering of the measurement criteria in the footnote to TR-PARK-R18 TR-Table 6A and insert the following additional measurement criterion:</p> <p>4. <i>Measurement Criteria:</i></p> <p><u>1.</u> When measuring <i>gross floor area</i>, include: covered yards and areas covered by a roof but not enclosed by walls. Exclude: uncovered stairways; floor space in terraces (open or roofed), external balconies, breezeways or porches; roof car parking, lift towers and machinery rooms on the roof having a floor area of not more than 200m²; car parking areas; and floor space of interior balconies and mezzanines not used by the public.</p> <p><u>2.</u> <u>Where a proposed activity occurs within an existing building comprising multiple individual businesses or activities (e.g. within a shopping mall) any existing accessible carparks available for that building may be considered to contribute to meeting demand for accessible carparks associated with the proposed activity.</u></p>	<p>Submission S2 raised a concern that there is potential for a new 'development' within a multi-activity facility that already has accessible car parking to require new accessible carparking without considering the existing accessible carparking availability. Submission S2 requested the insertion of almost identical wording into multiple activity categories in Rule Table TR-Table 6A, to address the issue of how to apply the accessible carparking requirements in 'multi-activity facilities'. It is more efficient to insert explanatory text into the footnote to the table at the start of the rule table, and include a reference to it in each of the activity categories to which it applies. The submission makes this request only in respect of some activities. The proposed amendments therefore only reference the clarifying note for the activities specified in the submission. The recommended amendments that follow use standardised wording, as the submission intended. The amendments proposed also avoid the need for a new definition of 'multi-activity facility'.</p> <p>Inserted as part of amendment no. 3 on page 4 of the recommended version of PC1A.</p>
Part 2 District-Wide Matters Transport	PC1A.6	<p>Amend the heading of Rule TR-PARK-R18 to reference the second measurement criterion:</p> <p><u>Accessible carparks</u></p>	<p>This is a consequential amendment arising from the insertion of the additional measurement criterion into the footnote to TR-Table 6A</p>

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<p>Rule TR-PARK-R18</p> <p>Heading</p>		<p><u>1. Measurement criteria apply to activities under this rule</u></p> <p><u>2. Where specified in TR-Table 6A, measurement criteria apply to activities under this rule.</u></p>	<p>(because the measurement criteria only apply to certain specified activities). Also, the word 'Accessible' in the heading should be italicised.</p> <p>Inserted as part of amendment no. 3 on page 3 of the recommended version of PC1A.</p>
<p>Part 2 District-Wide Matters</p> <p>Transport</p> <p>Rule TR-PARK-R18</p> <p>TR-Table 6A: Minimum number of accessible carparks:</p> <p>Retailing, retail activities, and retail outlets and other activities involving retailing</p>	PC1A.7	<p>Insert the following reference to new measurement criterion 2 in the 'Retailing, retail activities, and retail outlets and other activities involving retailing' activity category as follows:</p> <p><u>Measurement criteria:</u></p> <p><u>1. gross floor area or display area, where applicable, whichever is greater.</u></p> <p><u>2. measurement criterion 2 applies.</u></p>	<p>The proposed amendment inserts reference to the clarifying footnote that addresses the issue raised by Submission S2 that existing available accessible carparking should be taken into account when considering additional development within 'multi-activity facilities'.</p> <p>Inserted as part of amendment no. 3 on page 7 of the recommended version of PC1A.</p>
<p>Part 2 District-Wide Matters</p> <p>Transport</p> <p>Rule TR-PARK-R18</p> <p>TR-Table 6A: Minimum number of accessible carparks:</p> <p>Large Format Retailing</p>	PC1A.8	<p>Insert the following reference to new measurement criterion 2 in the 'Large Format Retailing' activity category:</p> <p><u>Measurement criterion 2 applies.</u></p>	<p>The proposed amendment inserts reference to the clarifying footnote that addresses the issue raised by Submission S2 that existing available accessible carparking should be taken into account when considering additional development within 'multi-activity facilities'.</p> <p>Inserted as part of amendment no. 3 on page 7 of the recommended version of PC1A.</p>
<p>Part 2 District-Wide Matters</p> <p>Transport</p>	PC1A.9	<p>Insert the following reference to new measurement criterion 2 in the 'Supermarkets' activity category:</p> <p><u>Measurement criterion 2 applies.</u></p>	<p>The proposed amendment inserts reference to the clarifying footnote that addresses the issue raised by Submission S2 that existing</p>

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<p>Rule TR-PARK-R18</p> <p>TR-Table 6A: Minimum number of accessible carparks:</p> <p>Supermarkets</p>			<p>available accessible carparking should be taken into account when considering additional development within 'multi-activity facilities'.</p> <p>Inserted as part of amendment no. 3 on page 8 of the recommended version of PC1A.</p>
<p>Part 2 District-Wide Matters</p> <p>Transport</p> <p>Rule TR-PARK-R18</p> <p>TR-Table 6A: Minimum number of accessible carparks:</p> <p>Restaurants</p>	PC1A.10	<p>Insert the following reference to new measurement criterion 2 in the 'Restaurants' activity category:</p> <p><u>Measurement criterion 2 applies.</u></p>	<p>The proposed amendment inserts reference to the clarifying footnote that addresses the issue raised by Submission S2 that existing available accessible carparking should be taken into account when considering additional development within 'multi-activity facilities'.</p> <p>Inserted as part of amendment no. 3 on page 9 of the recommended version of PC1A.</p>
<p>Part 2 District-Wide Matters</p> <p>Transport</p> <p>Rule TR-PARK-R18</p> <p>TR-Table 6A: Minimum number of accessible carparks:</p> <p>Non-retail commercial activities</p>	PC1A.11	<p>Insert the following reference to new measurement criterion 2 in the 'Non-retail commercial activities' activity category and re-number the following measurement criteria sequentially:</p> <p><u>Measurement criteria:</u></p> <ol style="list-style-type: none"> <u>1. Measurement criterion 2 applies.</u> <u>1. Measured by gross floor area or display area, where applicable, whichever is greater.</u> <u>2. When measuring gross floor area, include:</u> 	<p>The proposed amendment inserts reference to the clarifying footnote that addresses the issue raised by Submission S2 that existing available accessible carparking should be taken into account when considering additional development within 'multi-activity facilities'.</p> <p>Inserted as part of amendment no. 3 on page 10 of the recommended version of PC1A.</p>
<p>Part 2 District-Wide Matters</p> <p>Transport</p>	PC1A.12	<p>Insert the following reference to new measurement criterion 2 in the 'Churches, cinemas, hall, conference facilities, funeral homes,</p>	<p>The proposed amendment inserts reference to the clarifying footnote that addresses the issue raised by Submission S2 that existing</p>

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<p>Rule TR-PARK-R18</p> <p>TR-Table 6A: Minimum number of accessible carparks:</p> <p>Churches, cinemas, hall, conference facilities, funeral homes, crematoriums and entertainment activities</p>		<p>crematoriums and entertainment activities' activity category:</p> <p><u>Measurement criteria:</u></p> <ol style="list-style-type: none"> <u>1. When measuring any cinema, conference facility or entertainment activity, measurement criterion 2 applies.</u> <u>2. 1. m Measured by either gross floor area or no. of seats/ patrons (whichever is greater).</u> <u>3. 2. When measuring gross floor area, include: ...</u> 	<p>available accessible carparking should be taken into account when considering additional development within 'multi-activity facilities'.</p> <p>Inserted as part of amendment no. 3 on pages 12 and 13 of the recommended version of PC1A.</p>
<p>Part 2 District-Wide Matters</p> <p>Transport</p> <p>Rule TR-PARK-R18</p> <p>TR-Table 6A: Minimum number of accessible carparks:</p> <p>Doctors; Hospitals; Medical Centres / Health Specialists; and Veterinary Surgeons</p>	PC1A.13	<p>Insert the following reference to new measurement criterion 2 in the 'Doctors; Hospitals; Medical Centres / Health Specialists; and Veterinary Surgeons' activity category:</p> <p><u>Measurement criteria:</u></p> <p><u>When measuring Doctors, Medical Centres and Health Specialist activities, measurement criterion 2 applies.</u></p>	<p>The proposed amendment inserts reference to the clarifying footnote that addresses the issue raised by Submission S2 that existing available accessible carparking should be taken into account when considering additional development within 'multi-activity facilities'.</p> <p>Inserted as part of amendment no. 3 on page 14 of the recommended version of PC1A.</p>
<p>Part 3 Area Specific Matters</p> <p>Policy DEV1-P14 2 (c)</p>	PC1A.14	<p>Amend Policy DEV-P14 2 (c) and (d) to read:</p> <p>2. In determining whether or not the scale of effects of <i>non-residential activities</i> is appropriate, particular regard shall be given to:</p> <p>...</p> <p><u>c. the appropriateness—in the design and amount – of proposed access and accessible carparks for staff, customers, and visitors; and the location of</u></p>	<p>Submission point S1.4 requested refinement of the wording to remove the potential ambiguity of the word 'inappropriateness'.</p> <p>Submission point S1.5 requested amendment to ensure that the reference to accessible carparks is separate from reference to loading and service areas. Loading and service vehicles tend to use accessible carparks, in breach of mobility parking permit</p>

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		<p>access and loading for service /delivery vehicles;</p> <p>d. the location of access and loading for service /delivery vehicles and the hours of operation, including the timing and frequency of delivery/service vehicles; ...'</p>	<p>requirements. It is important that the Plan differentiates the specific purpose of accessible carparks and does not suggest they are available for loading or service vehicle use.</p> <p>Inserted as part of amendment no. 8 on page 20 of the recommended version of PC1A.</p>
<p>Part 4 Appendices and Schedules</p> <p>Appendix APP2 Medium Density Housing Design Guide</p>	PC1A.15	<p>Amend the text box in APP2 Medium Density Housing Design Guide to read:</p> <p>IMPORTANT TO ENSURE:</p> <ul style="list-style-type: none"> • creation of environments that are safe, interesting and easy to walk and cycle around: • maintaining the amenity of primary pedestrian and cycle routes; • safety, legibility and comfort for pedestrians, disabled people and cyclists. 	<p>Submission point S1.6 made a valid point about including all abilities and users, including disabled people. However, since this matter was considered by the PC1A team, the Council has deleted this Design Guide in response to submissions made on PC2, via a hearing process separate from PC1A. Amendment No. 9 of PC1A is proposed to be withdrawn because the Design Guide no longer exists.</p>