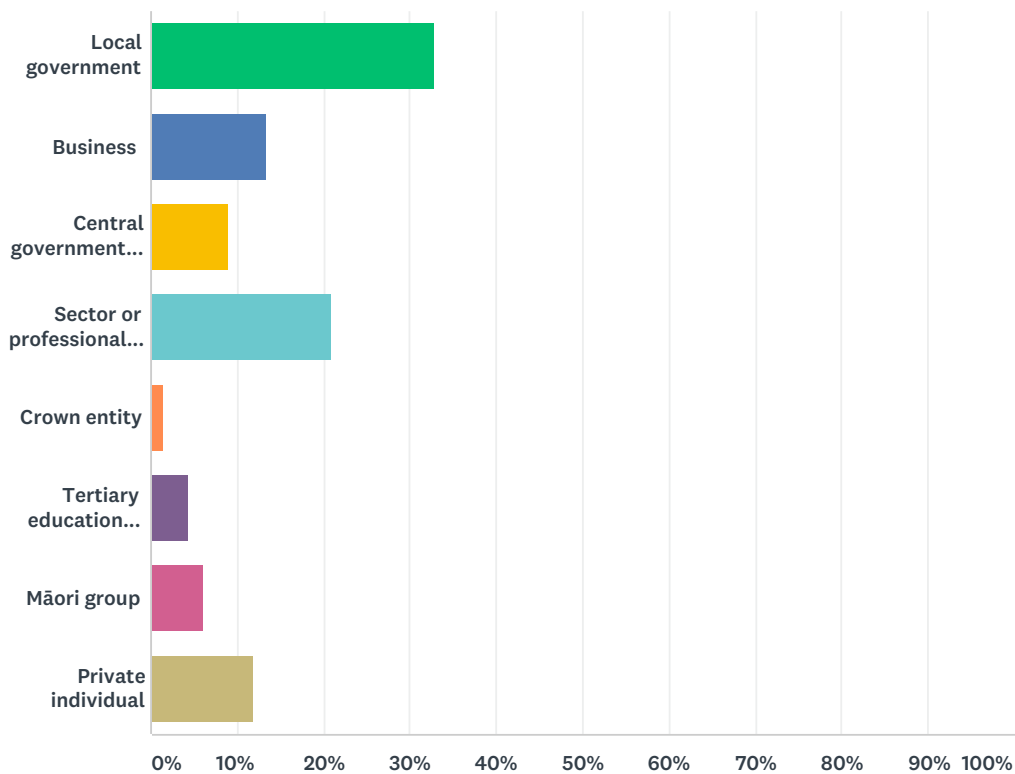


Q1 As responses are anonymous it would help us to analyse feedback if you would tell us what type of organisation you primarily represent:

Answered: 67 Skipped: 3

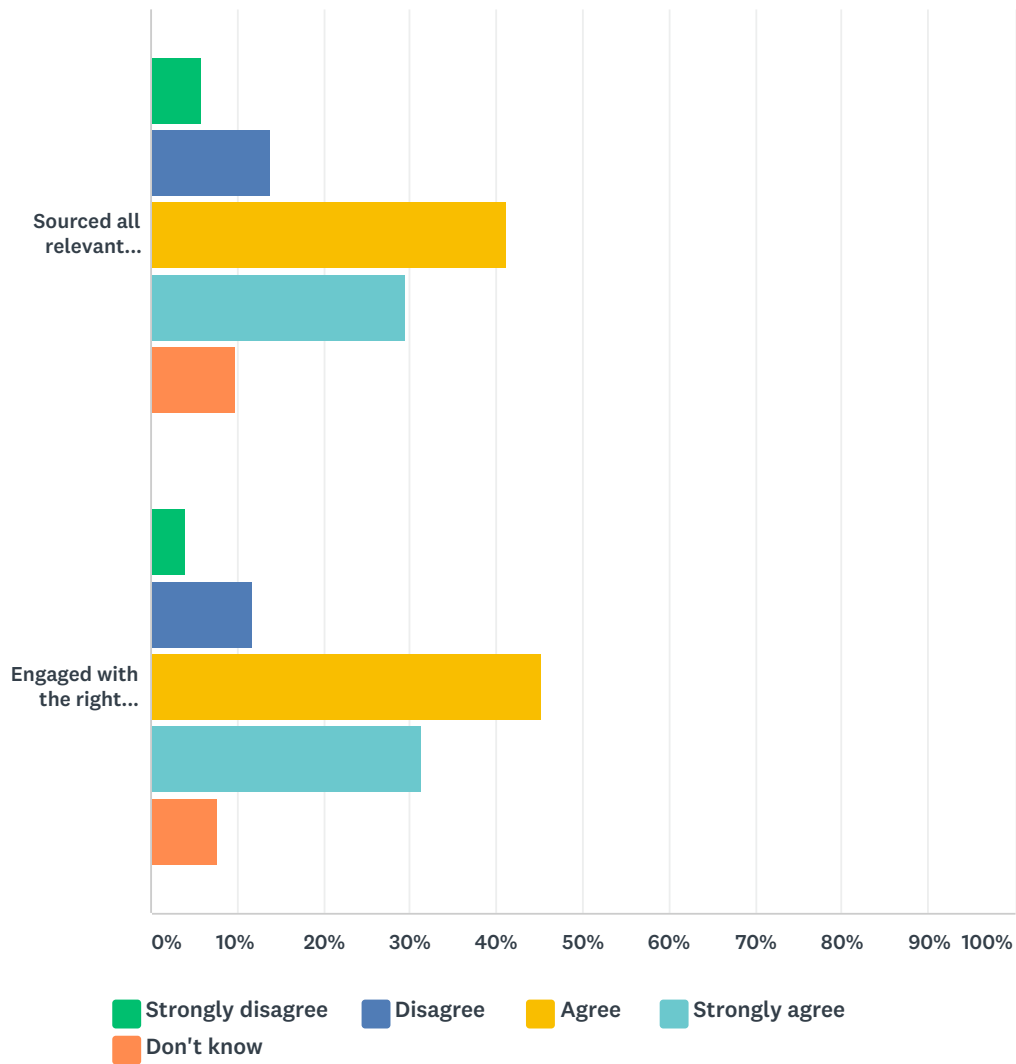


ANSWER CHOICES	RESPONSES
Local government	32.84% 22
Business	13.43% 9
Central government department	8.96% 6
Sector or professional interest group	20.90% 14
Crown entity	1.49% 1
Tertiary education provider (eg university)	4.48% 3
Māori group	5.97% 4
Private individual	11.94% 8
TOTAL	67

#	OTHER (PLEASE SPECIFY)	DATE
1	CCO	5/3/2017 2:25 AM
2	Occasional consultant in development planning	4/27/2017 5:36 AM
3	Real Estate Agent in Christchurch	4/26/2017 10:53 PM
4	Rosebank Business Association represents 500 + businesses and 8000FTE's.	4/11/2017 10:36 PM
5	Iwi	4/11/2017 12:43 AM
6	landowners wanting to subdivide serviced land in Henderson	4/10/2017 10:59 PM

Q2 When undertaking the inquiry, the Commission:

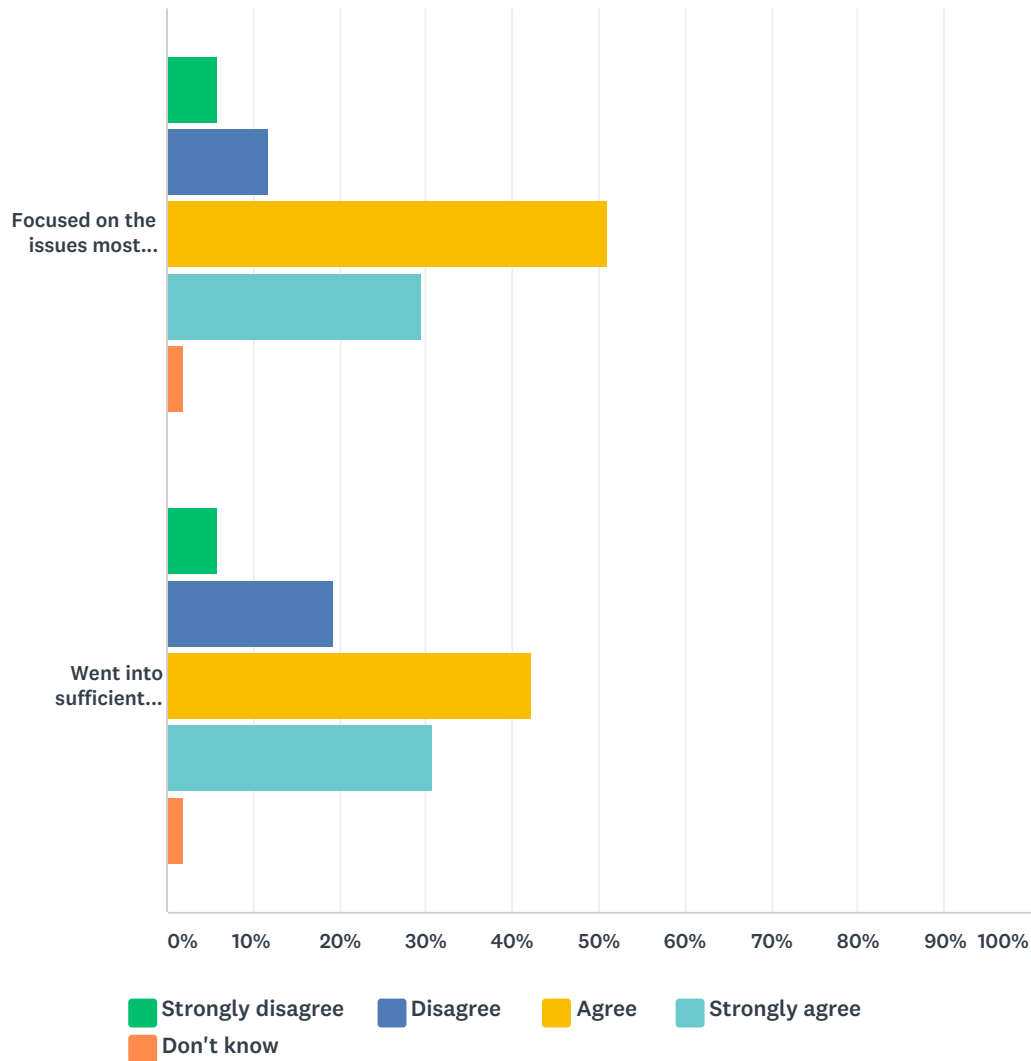
Answered: 52 Skipped: 18



	STRONGLY DISAGREE	DISAGREE	AGREE	STRONGLY AGREE	DON'T KNOW	TOTAL
Sourced all relevant research and information	5.88% 3	13.73% 7	41.18% 21	29.41% 15	9.80% 5	51
Engaged with the right people	3.92% 2	11.76% 6	45.10% 23	31.37% 16	7.84% 4	51

Q3 The inquiry report:

Answered: 52 Skipped: 18



	STRONGLY DISAGREE	DISAGREE	AGREE	STRONGLY AGREE	DON'T KNOW	TOTAL
Focused on the issues most significant to better urban planning	5.88% 3	11.76% 6	50.98% 26	29.41% 15	1.96% 1	51
Went into sufficient depth on the issues it covered	5.77% 3	19.23% 10	42.31% 22	30.77% 16	1.92% 1	52

Q4 Are there any ways you think the focus of the inquiry and the impact of the inquiry report could have been improved?

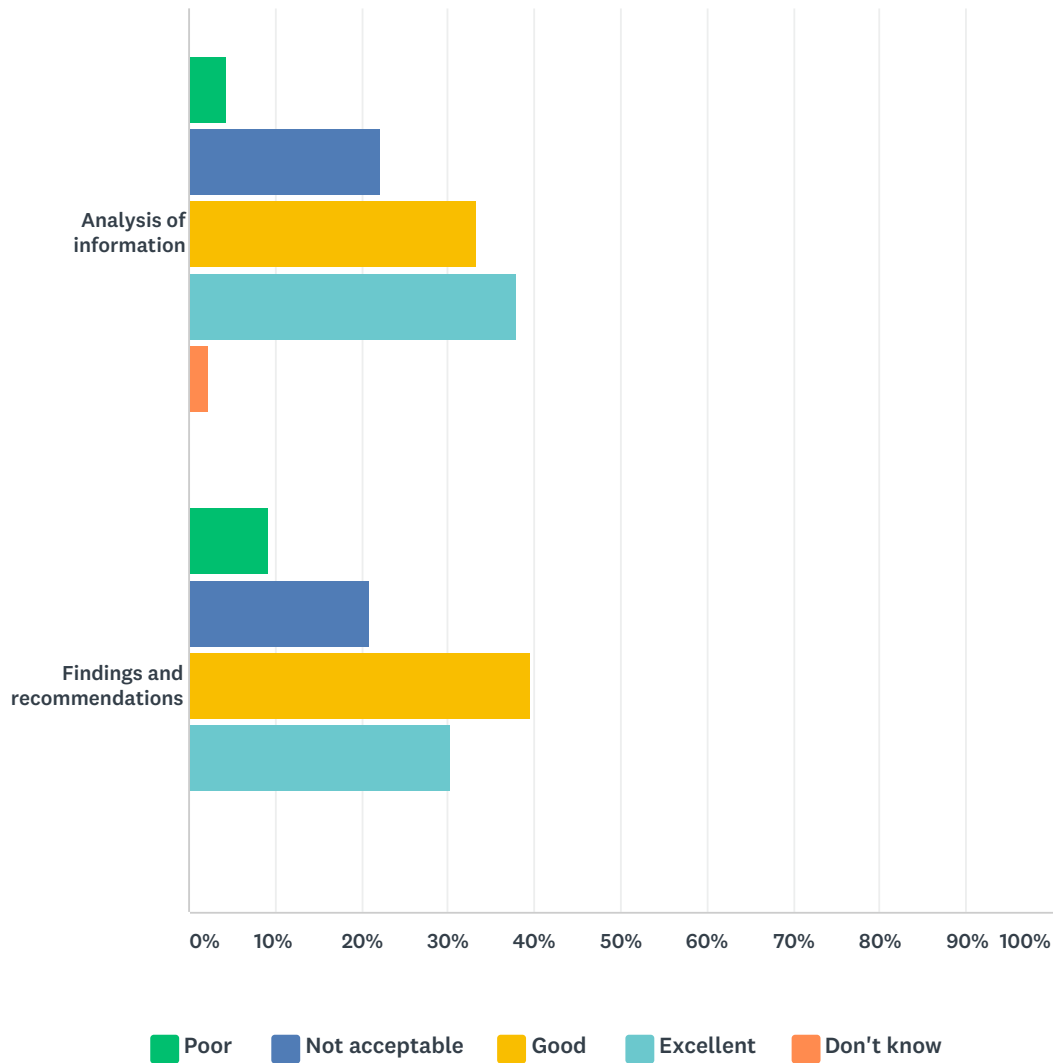
Answered: 26 Skipped: 44

#	RESPONSES	DATE
1	The Commission should have explored in further detail whether Court decisions meant the current urban planning system did not need to be overhauled and only needed to be administered better. I wasn't satisfied that the Report demonstrates a structural failure necessitating an overhaul of the urban planning system. Bringing the RMA, LGA and the LTMA, for instance, can really be pegged to achieving efficiency gains.	5/4/2017 10:37 PM
2	Did not focus enough on small councils or away from local government role in the perceived problem, not enough attention to macro economic factors and role of foreign ownership and investment and investment drivers within nz, resource management is not the main cause of these problems	5/2/2017 8:03 PM
3	Yes, through addressing the connections and relationships between the urban sector and rural areas.	4/28/2017 11:19 PM

4	Its scope was too narrow, so didn't get into the broader reform of infrastructure provision.	4/27/2017 9:38 PM
5	No.	4/26/2017 10:57 PM
6	Include BOTH experienced Residential Sales Agents (not salespersons) and experienced Residential Property Management Company Owners	4/26/2017 10:55 PM
7	Needed to identify the issues better - there are many other related issues which were not covered. The poor implementation of plans is still a big issue, which was not covered very well.	4/26/2017 10:39 PM
8	Given the focus on reform of the RMA very little consideration has been given to what happens to the RMA and all of the matters in regulates that are not urban growth.	4/26/2017 10:18 PM
9	It largely ignored the plethora of international research on how to enable better planning and how to assign value to planning	4/26/2017 9:25 PM
10	The inquiry did not investigate who or what "should" plan. Understanding who should plan and why is essential to a first principles review of planning. The inquiry was thus incomplete.	4/19/2017 3:00 AM
11	No.	4/14/2017 3:43 AM
12	less data shuffling; more outcome focus	4/14/2017 1:31 AM
13	Stronger Govt commitment to using the recommendations.	4/12/2017 7:41 AM
14	The focus of the report was economic productivity - in part a reversal of the present planning focus on environmental effects. That change in planning focus could have included social outcomes from urban planning, as well as economic outcomes. That would have led to a more comprehensive inquiry report.	4/12/2017 4:04 AM
15	No, I was very happy with the way it was run and particularly appreciated the staff and chair meeting with us an members to hear our views. It was also helpful to release a draft report for consultation before it was finalised.	4/12/2017 2:46 AM
16	Aucklands Urban planning can not be resolved by a one size fits all approach . The existing 21 local ward template has established the need for Auckland City to be represented by regions , it's urban planning should be undertaken on the same basis .	4/11/2017 10:39 PM
17	The Commissions' analysis on urban design was skewed towards the financial impacts of design conditions. I don't think the analysis was as comprehensive as it might have been.	4/11/2017 8:34 PM
18	The enquiry substantially ignored evidence which was at odds with its worldview	4/11/2017 10:26 AM
19	Governance and institutional structures were a significant missing gap.	4/11/2017 6:32 AM
20	Engage more with planners in provincial NZ.	4/10/2017 11:53 PM
21	The ToR were probably too narrow as it did not investigate the crucial is of local government structure, roles and responsibilities in urban planning and how that is made difficult where urban areas span several districts	4/10/2017 11:44 PM
22	The lack of linkages between the RMA, LTMA and LGA could have been addressed in a little more detail	4/10/2017 11:10 PM
23	Could have talked to a number of provincial TA's as the report is metro focused.	4/10/2017 11:10 PM
24	Not sure whether you covered land within the Waitakere Ranges Heritage Area----Bounds our property which is the Rural Urban Boundary also. Have approx 50 Ha in combined ownership very close to Henderson Metropolitan Centre with all services available. Want development but the WRHAA is restricting us.	4/10/2017 11:06 PM
25	There are a lot more questions to answer yet, and it'll take a few years to do so. But in the time available, the report focused on everything it needed to and could do	4/10/2017 10:31 PM
26	There is an inconsistency between the scope of the review and the outcomes recommended. The focus was narrow insofar as it looked at urban planning only, but the recommendation is to reform all environmental planning and protection legislation.	4/10/2017 10:28 PM

Q5 How would you rate the inquiry's?

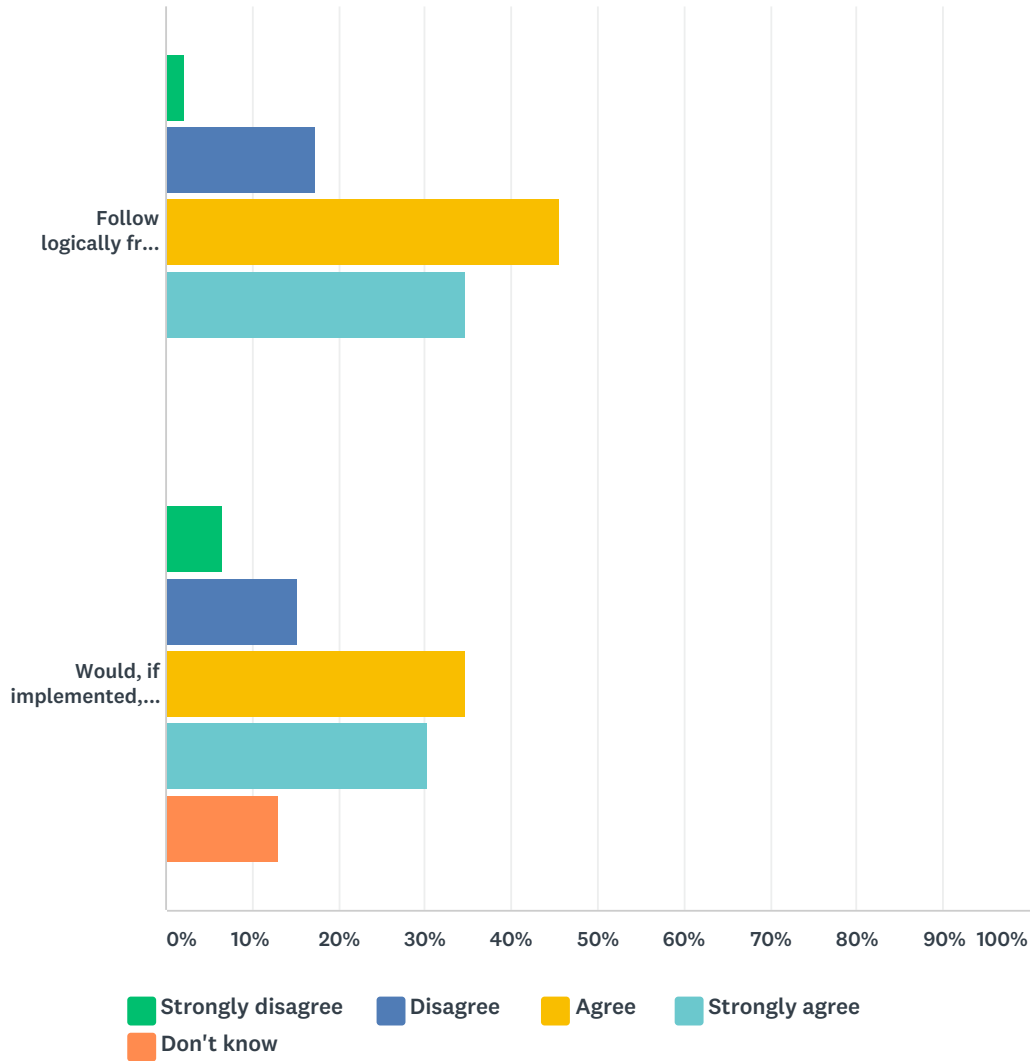
Answered: 47 Skipped: 23



	POOR	NOT ACCEPTABLE	GOOD	EXCELLENT	DON'T KNOW	TOTAL
Analysis of information	4.44% 2	22.22% 10	33.33% 15	37.78% 17	2.22% 1	45
Findings and recommendations	9.30% 4	20.93% 9	39.53% 17	30.23% 13	0.00% 0	43

Q6 The inquiry's recommendations:

Answered: 47 Skipped: 23



	STRONGLY DISAGREE	DISAGREE	AGREE	STRONGLY AGREE	DON'T KNOW	TOTAL
Follow logically from the analysis and findings	2.17% 1	17.39% 8	45.65% 21	34.78% 16	0.00% 0	46
Would, if implemented, materially improve the operation of the urban planning system	6.52% 3	15.22% 7	34.78% 16	30.43% 14	13.04% 6	46

Q7 Are there any ways you think the analysis could have been improved?

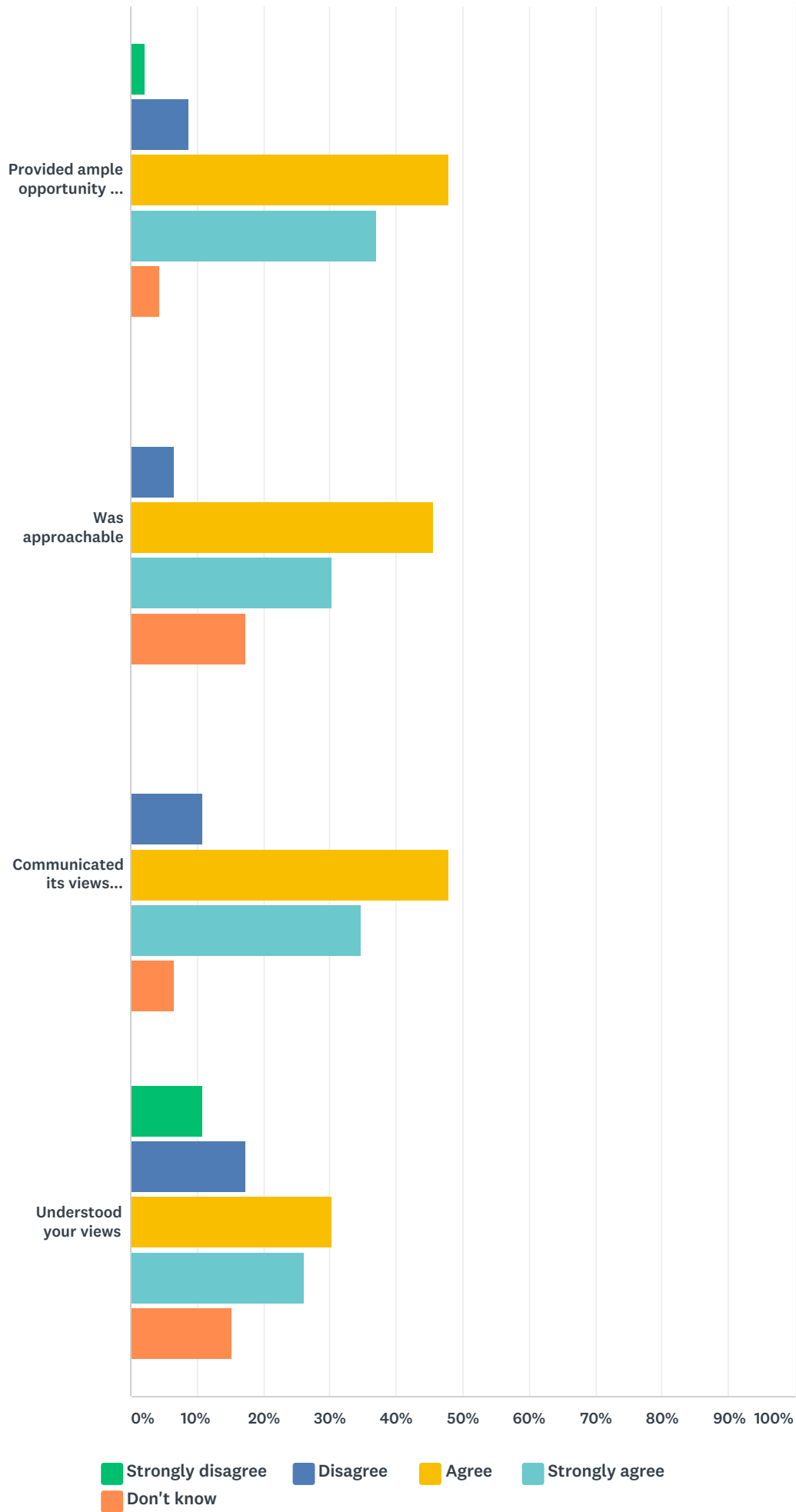
Answered: 16 Skipped: 54

#	RESPONSES	DATE
1	Materially? Depends how big those changes are.	5/4/2017 10:37 PM
2	As for answer to last open ended question, also failed to look at capacity issues especially regional council does not have capacity of skill set to tackle urban issues, they are already failing in terms of NE issues, urban planning should be down by town planners in city governments not regional governments	5/2/2017 8:05 PM
3	Key issue is the focus on regional planning and the role of regional Councils. It is highly likely that the solution recommended would result in even greater complexity and challenge.	4/27/2017 12:21 AM

4	Apart from submissions Urban planning needs to take into account the local demand for housing. i.e. Christchurch Tenants and Owner Occupiers do not want to live in apartments but do not need 4 bedrooms or what a property developer "thinks" is what the market needs. Developers like bigger homes as the more the floor plan square meters the bigger their margins. margins motivate developers but bigger homes with bells and whistles is not what Kiwis tenants want. Tenants want warm affordable homes with some outside privacy.	4/26/2017 11:33 PM
5	No.	4/26/2017 10:57 PM
6	Needed to look at Building Act and other associated legislation more, and all the issues are the economics of development - "land banking", the funding of infrastructure etc.	4/26/2017 10:42 PM
7	see earlier comment.	4/26/2017 10:18 PM
8	It was very strange to have such a poor engagement with planners, who seemed to be treated merely like another interest group when they should have been at the centre of the inquiry team	4/26/2017 9:26 PM
9	The inquiry missed a unique opportunity to look holistically at the role of central and local government in urban planning, including who should plan what, with what resources and why. The inquiry found a need for regional planning, which is positive, but never asked what a region is. Is a region the ones we have now, the ones we had 30 years ago or the ones we had 100 years ago? It seems too good to be true that our current regional boundaries are the exact right ones for the newly proposed system of planning. What makes a region a region and what roles are properly regional? Governance structures were never considered despite being included in the Terms of Reference. Discussion of the incentives driving local government and why councils have moved away from providing for growth was not linked to solutions. There is no reason to expect that proposals will shift local government's attitude to growth. The Commission also ignored the Auckland experience with regional planning supported by voluntary implementation. Regional plans and strategies, even if developed in cooperation with territorial authorities and confirmed by independent hearings panels, will not be implemented if they conflict with local objectives.	4/19/2017 3:15 AM
10	more on design and outcome; less on some fairly arcane analysis	4/14/2017 1:53 AM
11	Given the focus on economic productivity, and the examination of economic incentive tools, the analysis would have been improved if there had been more research into betterment taxes/charges and value uplift levies/charges as a means of funding commensurate/compensating cultural, social and network infrastructure improvements. This analysis would have supported and added weight to the related recommendations made by the report which presently stand with insufficient justification or evidence.	4/12/2017 4:10 AM
12	Much more fundamental structural change is required. Leadership, governance, planning funding and delivery must be better aligned. The recommendations do not address the full range of issues.	4/11/2017 6:35 AM
13	Interview more planners as part of the research and analysis.	4/11/2017 12:14 AM
14	We would have liked to have seen several alternative packages of recommendations made - there is more than one way to skin a cat	4/10/2017 11:45 PM
15	I don't think there is anything much on development within the WRHA. People should be given the option of whether to develop or not. 8.400 ha in this area.	4/10/2017 11:09 PM
16	You need to engage people in the profession who are involved at the coal face and practice every day - not economic philosophers.	4/10/2017 10:29 PM

Q8 During the inquiry, the Commission:

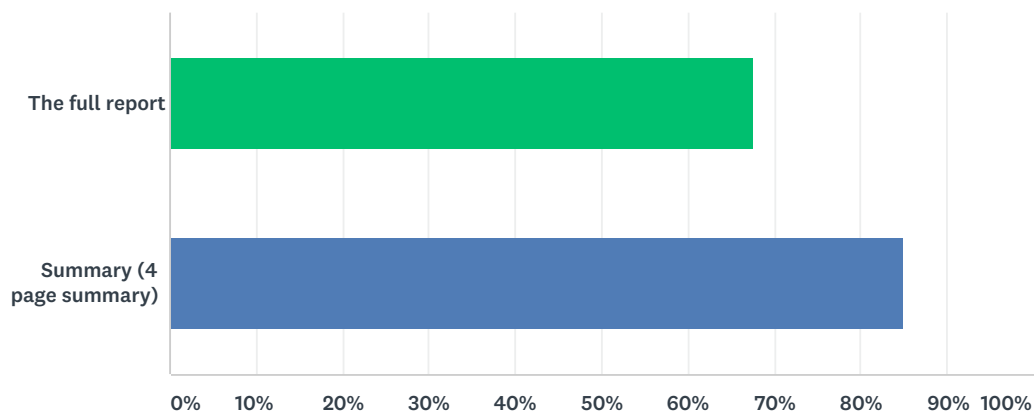
Answered: 46 Skipped: 24



	STRONGLY DISAGREE	DISAGREE	AGREE	STRONGLY AGREE	DON'T KNOW	TOTAL
Provided ample opportunity for interested parties to participate	2.17% 1	8.70% 4	47.83% 22	36.96% 17	4.35% 2	46
Was approachable	0.00% 0	6.52% 3	45.65% 21	30.43% 14	17.39% 8	46
Communicated its views clearly	0.00% 0	10.87% 5	47.83% 22	34.78% 16	6.52% 3	46
Understood your views	10.87% 5	17.39% 8	30.43% 14	26.09% 12	15.22% 7	46

Q9 Which versions of the inquiry report have you read (select as many responses as apply)?

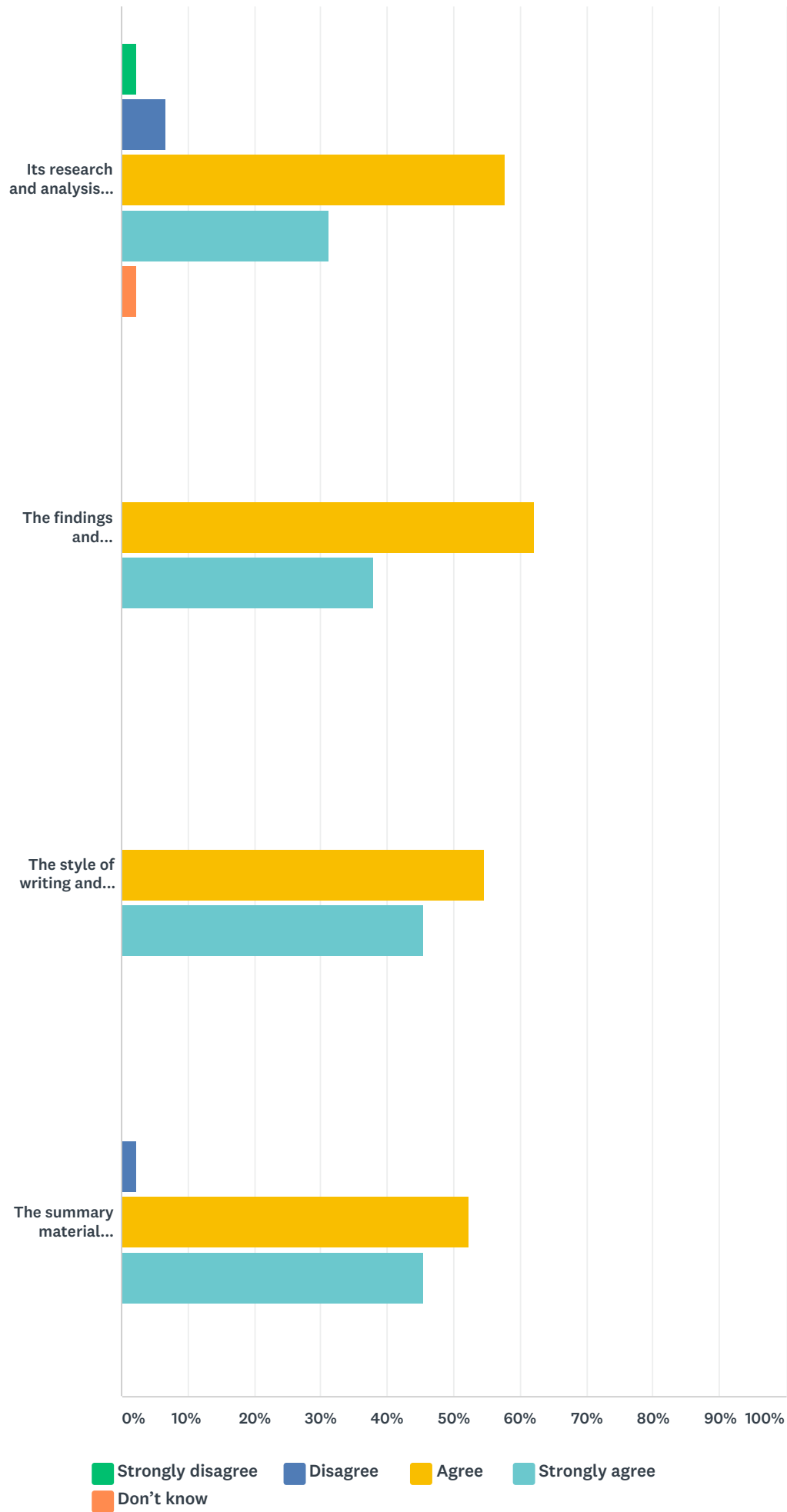
Answered: 40 Skipped: 30



ANSWER CHOICES	RESPONSES
The full report	67.50% 27
Summary (4 page summary)	85.00% 34
Total Respondents: 40	

Q10 The inquiry report communicated clearly:

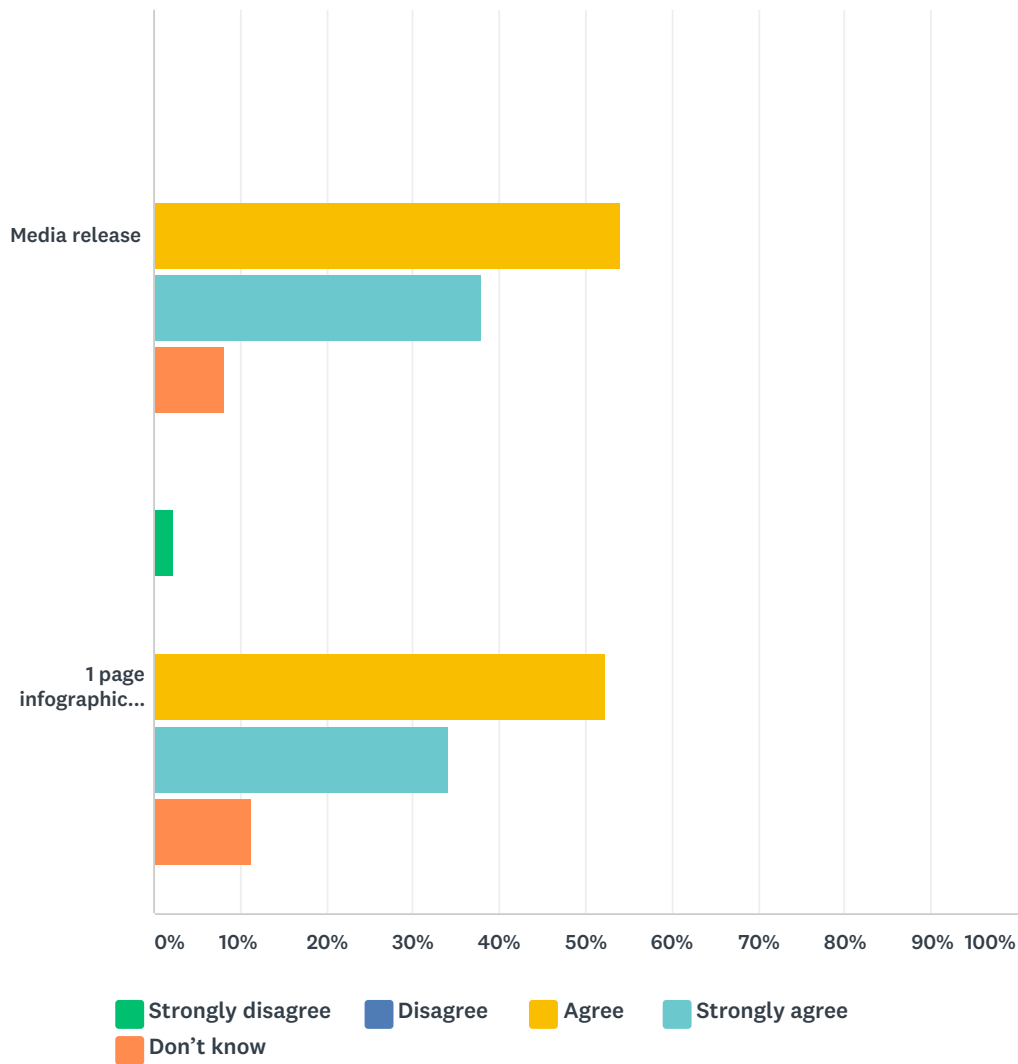
Answered: 45 Skipped: 25



	STRONGLY DISAGREE	DISAGREE	AGREE	STRONGLY AGREE	DON'T KNOW	TOTAL
Its research and analysis were clear	2.22% 1	6.67% 3	57.78% 26	31.11% 14	2.22% 1	45
The findings and recommendations were clear	0.00% 0	0.00% 0	62.22% 28	37.78% 17	0.00% 0	45
The style of writing and language used were accessible and clear	0.00% 0	0.00% 0	54.55% 24	45.45% 20	0.00% 0	44
The summary material provided was useful	0.00% 0	2.27% 1	52.27% 23	45.45% 20	0.00% 0	44

Q11 The communications materials were clear and easy to understand

Answered: 44 Skipped: 26



	STRONGLY DISAGREE	DISAGREE	AGREE	STRONGLY AGREE	DON'T KNOW	TOTAL
Media release	0.00% 0	0.00% 0	54.05% 20	37.84% 14	8.11% 3	37
1 page infographic ("Better urban planning A3 summary")	2.27% 1	0.00% 0	52.27% 23	34.09% 15	11.36% 5	44

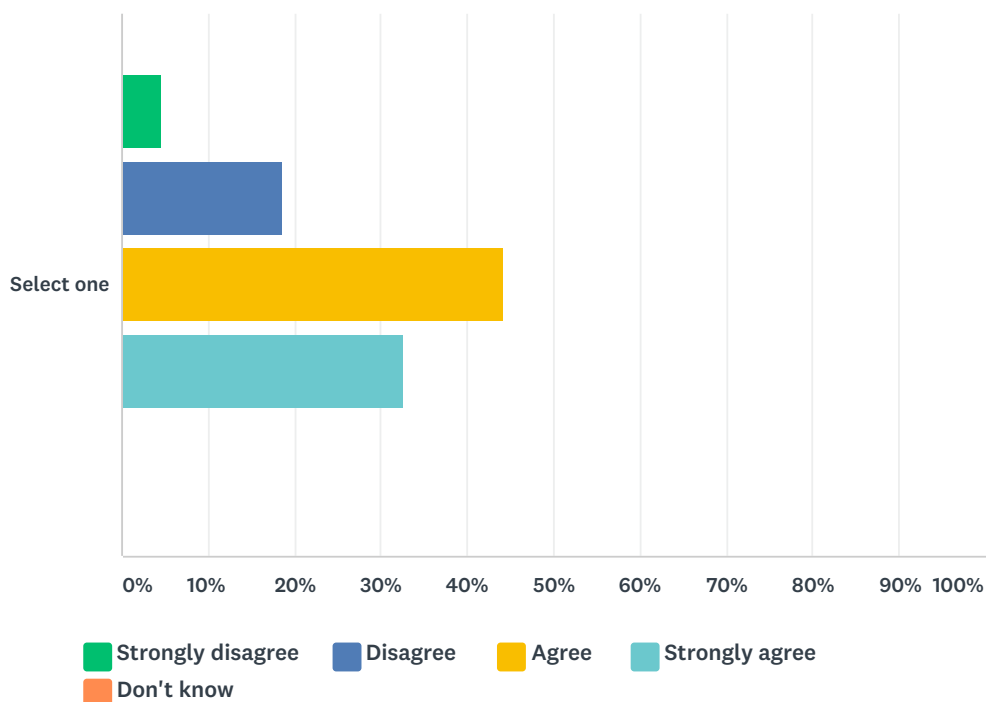
Q12 Are there any ways you think communication could have been improved?

Answered: 11 Skipped: 59

#	RESPONSES	DATE
1	Report rather long	5/3/2017 2:28 AM
2	On the previous question, there was no comment section. I disagree that the Commission is approachable because I feel the Commission so guards it's independence that at times, there isn't a space to discuss issues or ask about the Commissions thinking.	4/27/2017 9:41 PM
3	No.	4/26/2017 11:03 PM
4	It is a difficult subject matter for the mass media to digest and report on so a more sophisticated media strategy could have been employed to ensure the findings were publicised and understood among the general public. Poor urban planning and resource allocation mechanisms via the RMA are the most important areas for economic reform to improve living standards in New Zealand. The media has not grasped this.	4/26/2017 9:51 PM
5	No.	4/14/2017 3:45 AM
6	More engagement with all political parties to influence a commitment to change	4/12/2017 7:43 AM
7	While the report is from an independent "think tank", it is inevitable that some political interference or guidance will have been applied that may have influenced findings and recommendations. It assists communication when related correspondence or Cabinet decisions (if any) are made public.	4/12/2017 4:14 AM
8	Ibfographic looked jumbled	4/11/2017 6:37 AM
9	Videos (infographic type)	4/11/2017 12:16 AM
10	Would prefer a visit.	4/10/2017 11:12 PM
11	Reduce repetition within the full report. Ensure the summaries closely align with the full report i.e same language, pick up important/significant nuancing for readers i.e. there are lots of fishhooks that the summaries overlook.	4/10/2017 10:23 PM

Q13 Overall, I was satisfied with the Commission’s process for running the inquiry:

Answered: 43 Skipped: 27



STRONGLY DISAGREE	DISAGREE	AGREE	STRONGLY AGREE	DON'T KNOW	TOTAL
-------------------	----------	-------	----------------	------------	-------

Select one 4.65% 18.60% 44.19% 32.56% 0.00% 43

2 8 19 14 0

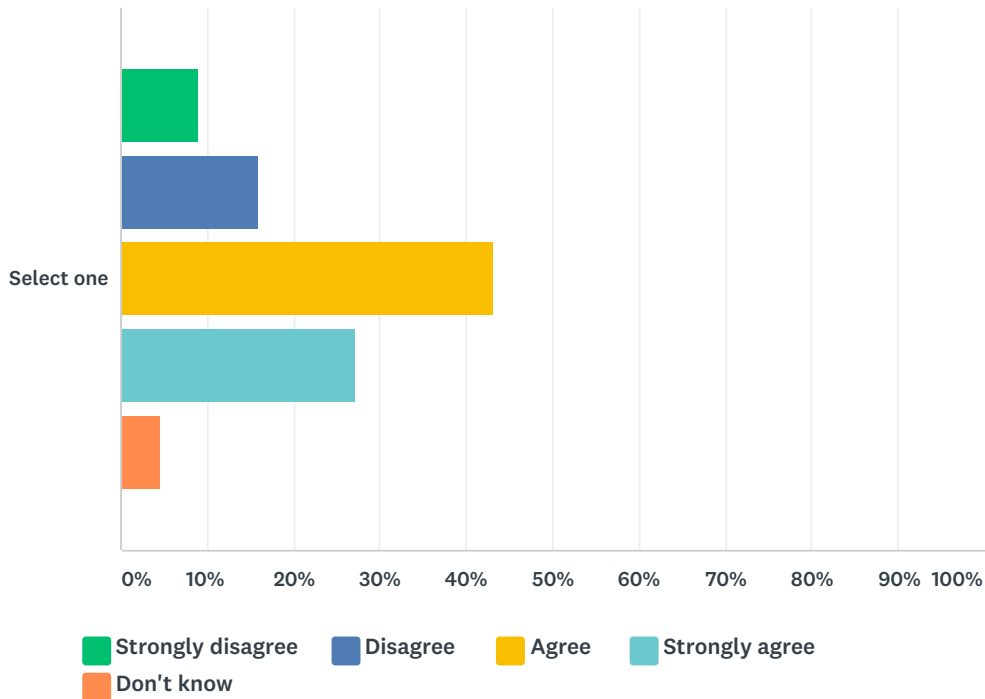
Q14 Are there any ways you think the inquiry process could be improved?

Answered: 13 Skipped: 57

#	RESPONSES	DATE
1	It would be good to separate strategic, operational and technical policy matters. In undertaking the inquiry, it seems the Commission inadvertently treated several operational policy matters as strategic policy matters (and thus serving as sufficient reason to make changes to the urban planning system, as opposed to the processes).	5/4/2017 10:40 PM
2	Speaking to city planning managers at medium size cities - people on the coal face; greater analysis of drivers of house price increases and a genuine attempt to prove the government's hypothesis through established scientific methods - analysis too heavily assumption driven; ignored established planning theory, focused on reactive planning rather than creating great places, ideas of planning espoused will send NZ down the path of failure of so many poorly planned low quality cities eg Houston, Phoenix. This exercise needs to be redone with a genuine open mind not as an exercise to try to prove what the government already believes to be true (which is very one sided and incomplete)	5/2/2017 8:12 PM
3	Specific engagement with the rural sector.	4/28/2017 11:23 PM
4	The time taken and the sheer volume and weight of material may be a problem - and the level and depth of analysis tends to high; might complexity leading to many recommendations without obvious cut through (the Summary is probably "it"). Consultation tends to be through commentators and vested interests (pro and anti-) with the affected public (affected individuals, organisations, and agencies) having less of a presence.	4/27/2017 5:45 AM
5	Gov Bodies and Commissions even Tenant related bodies do not deal with Tenant wants and needs like a property manager does. We know what the tenants want and we know what works for our property owners. Property Management does not have a proper national body to represent us other than REINZ which I see was not a contributor. Before enacting any law the NZ Government should consult large and small property management companies for their views including myself Murray Ireland - 021425766	4/27/2017 12:02 AM
6	No.	4/26/2017 11:03 PM
7	See previous comments	4/26/2017 10:43 PM
8	Engagement with business in major resource use sectors did not occur.	4/26/2017 10:21 PM
9	Again, analysis of information overwhelmed simple planning strictures	4/14/2017 3:23 AM
10	Just keep doing what you're doing.	4/12/2017 1:22 AM
11	The terms of reference enabled exploration of governance and institutional structures but this was not adequately addressed. A fundamental weakness of the current structures is that decision making rights planning capability and funding are all misaligned. The Commission's recommendations do not adequately address this fundamental problem.	4/11/2017 6:43 AM
12	utilise more multimedia options to promote debate.	4/11/2017 12:17 AM
13	Take a "no surprises" approach i.e. release research when it is available so submitters can see direction of travel, identify blocks of work so submitters can also consider as they develop their submissions rather than having to rely on the Commission's interpretation. Be transparent in engagement i.e. make records of engagement publicly available so arguments and counter-arguments can be fully examined and tested. It is hard to identify what weighting the Commission has given to "evidence" and whether that weighting is justified. Actively work to remove inflammatory value judgments or comments from reports (i.e. understand the difference between opinion, anecdote and evidence). Take a wider approach (even within an economic framework) particularly when considering issues around public benefits and when considering nexuses between costs, benefits and actions.	4/10/2017 10:33 PM

Q15 The inquiry has helped set or lift the standard for high quality analysis and advice on productivity issues in New Zealand:

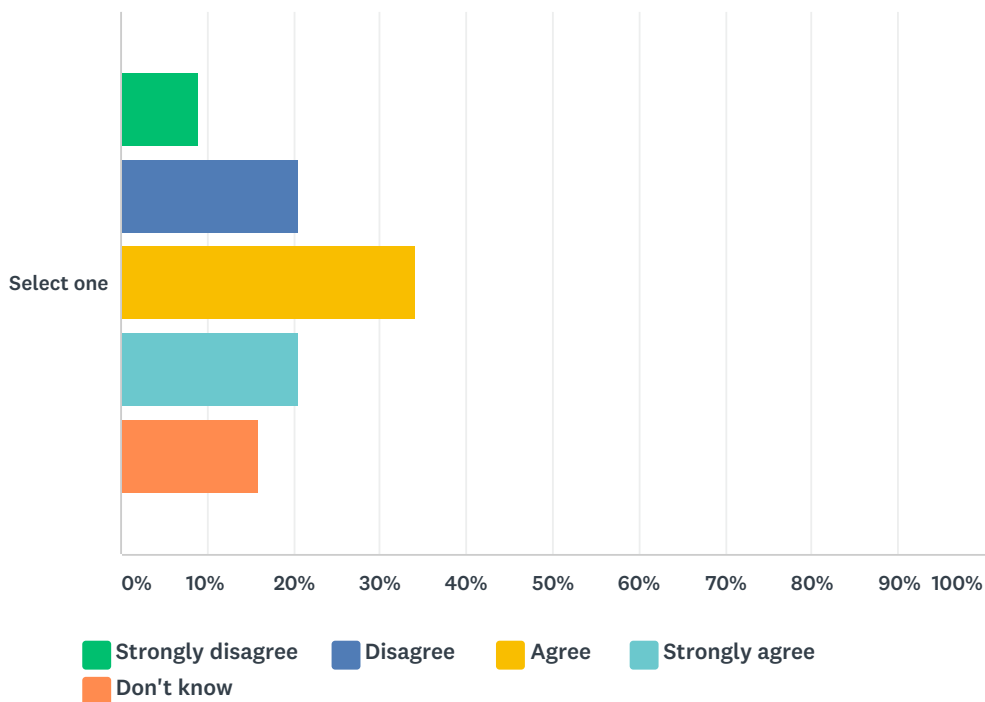
Answered: 44 Skipped: 26



	STRONGLY DISAGREE	DISAGREE	AGREE	STRONGLY AGREE	DON'T KNOW	TOTAL
Select one	9.09% 4	15.91% 7	43.18% 19	27.27% 12	4.55% 2	44

Q16 As a result of the inquiry, future analysis and advice on the urban planning system will be of a higher standard:

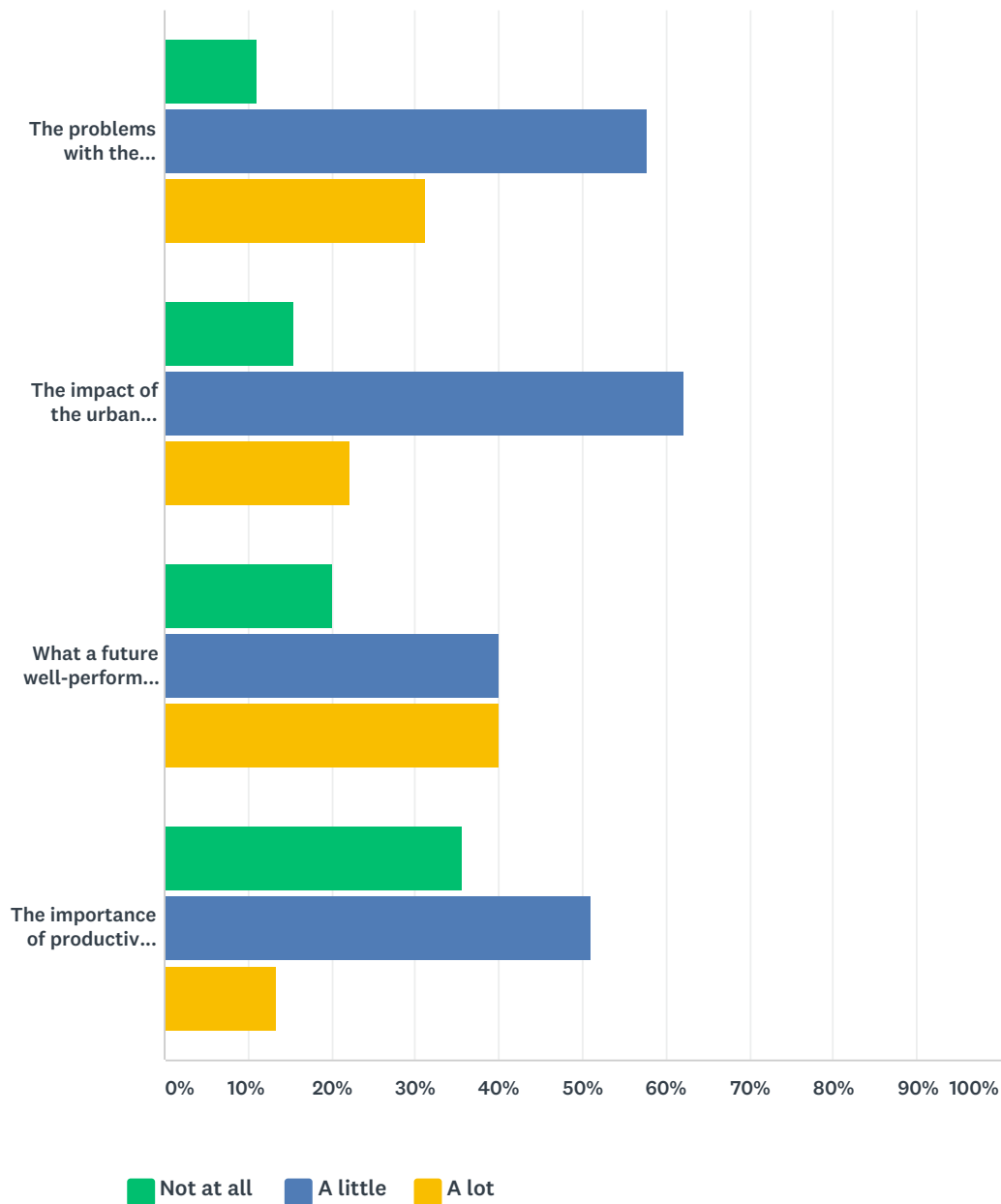
Answered: 44 Skipped: 26



	STRONGLY DISAGREE	DISAGREE	AGREE	STRONGLY AGREE	DON'T KNOW	TOTAL
Select one	9.09% 4	20.45% 9	34.09% 15	20.45% 9	15.91% 7	44

Q17 The inquiry increased my understanding of:

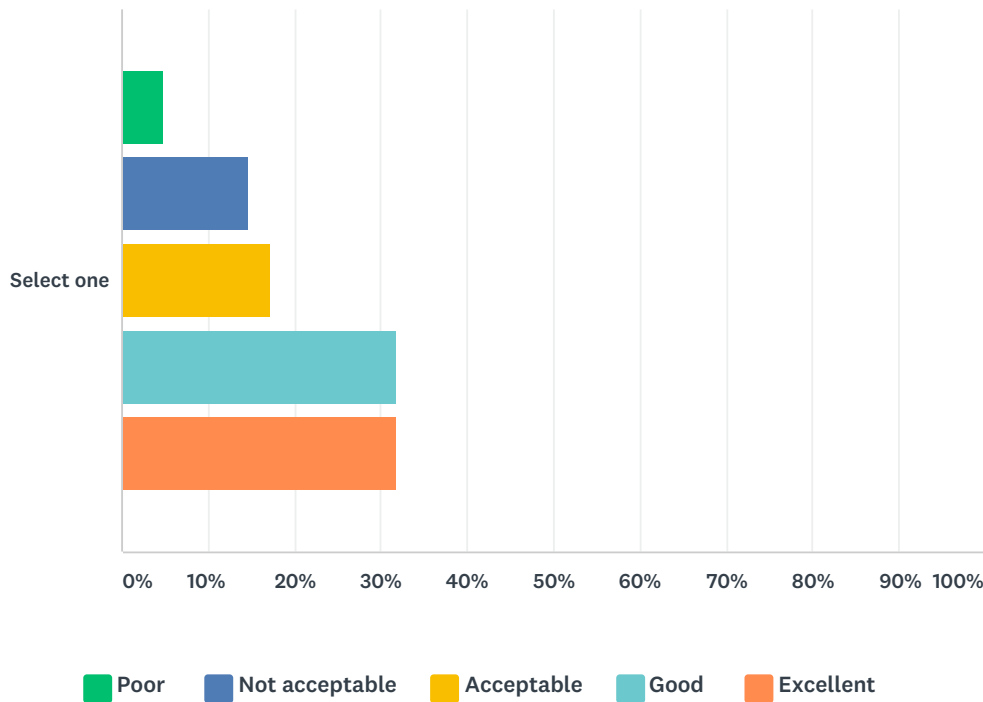
Answered: 45 Skipped: 25



	NOT AT ALL	A LITTLE	A LOT	TOTAL
The problems with the current urban planning system that prevent it from achieving important planning options	11.11% 5	57.78% 26	31.11% 14	45
The impact of the urban planning system on different stakeholders	15.56% 7	62.22% 28	22.22% 10	45
What a future well-performing urban planning framework would look like	20.00% 9	40.00% 18	40.00% 18	45
The importance of productivity more generally	35.56% 16	51.11% 23	13.33% 6	45

Q18 Please rate the overall quality of the inquiry, taking into account the focus of the report, quality of analysis, engagement, delivery of message and process:

Answered: 41 Skipped: 29



	POOR	NOT ACCEPTABLE	ACCEPTABLE	GOOD	EXCELLENT	TOTAL
Select one	4.88%	14.63%	17.07%	31.71%	31.71%	41
	2	6	7	13	13	

Q19 Are there any other comments you would like to make about the inquiry?

Answered: 17 Skipped: 53

#	RESPONSES	DATE
1	The inquiry was significantly complex and there was a lot of pressure from various organisations for the inquiry to take a direction favourable to them. Overall, the Report is of a very good quality and unbiased, something the Commission should be very proud of. Nonetheless, the findings around growth paying for growth and the use of an NPV model weren't up to mark - not all councils use the NPV approach to modelling development contributions. Also, the NPV model does have its uses (for comparison purposes).	5/4/2017 10:58 PM
2	There are some truths in the inquiry but it is so overtly biased to the government's point of view that it discredits the whole study. Anyone who has worked in planning for any time (and I have worked in several countries) knows	5/2/2017 8:42 PM
3	There is a need for better integration of urban and rural planning responses. The inquiry failed to recognise the issues across the rural-urban interface. Better engagement with the rural sector is required.	4/28/2017 11:28 PM
4	Hard to argue with but questions over implementation remain - inherently political and strong institutional push back: how to deal with that (especially if a strong public voice has not been heard).	4/27/2017 5:47 AM
5	Overall I think the inquiry settled on known and existing structures without first looking to fully understand the problem. Whilst regulation was identified as an issue there was a failure to address this issue adequately and to create a more open and encouraging framework. The reliance on central government and regional entities removed from local communities and the challenges faced in my view would confuse and complicate what is already a challenging area. Overseas solutions such as the form and function of local government in Switzerland should be used to check underlying assumptions.	4/27/2017 12:29 AM
6	Please consult with REINZ, NZPIF and Property Management Companies.	4/27/2017 12:06 AM

7	No.	4/26/2017 11:05 PM
8	It appeared unbalanced in its analysis, instead designed to retrofit a desired argument. It may be that parts can be improved but its understanding of the nature and value planning looked limited.	4/26/2017 9:30 PM
9	Missed a unique opportunity to investigate who should plan and why and, therefore, who has responsibility for different urban activities and resources.	4/19/2017 3:21 AM
10	I think it was good as far as it went, but tend to agree with Infrastructure NZ that a more widespread national conversation is required, particularly around the issue of funding local government and infrastructure provision, especially public transport.	4/18/2017 11:53 PM
11	No.	4/14/2017 3:47 AM
12	The inquiry exhibited an analytical strength to the neglect of design and the development of urban character	4/14/2017 3:28 AM
13	PC team are well led and always very constructive to work with.	4/12/2017 7:45 AM
14	More considerations need to be taken on storm water release from the subdivision of sections . With previously un subdivided land mother nature provided it's own storm water gathering and filtering processes . By allowing continued subdivision in suburbs (of 40 pole , 800 to 1000 sq Mt sites like New Lynn and other associated land sometimes close to rail tracks the establishment of an additional house roof simply creates another collection facility which will not be self regulated whereby the existing storm water networks will simply explode as they have done in New Lynn township twice in 3 weeks . This is the result of Urban planning of the worst kind and cannot be allowed to continue .	4/11/2017 10:54 PM
15	Metro focused	4/10/2017 11:23 PM
16	I don't think the process the Commission uses results in robust engagement/informed debate on the issues, problems and possible solutions as too much time is spent independently by the Commission writing its reports and collating its "research" without engaging more closely on problem identification, evaluation criteria and options development with experts, specialists and practitioners in the area. This means the quality of the policy analysis undertaken by the Commission is often low, lacks sufficient evidential basis, is biased and demonstrates a lack of understanding of basic context/issues. This is particularly frustrating when Commission "findings" are then later held up to represent fact when participants often don't have the ability to correct misrepresentations underlying the findings given the low opportunities for meaningful engagement with the findings, recommendations and underlying evidence base. The return for submitters from engaging with the Commission's inquiries is often low and it is a frustrating process which feels very much like participants are kept "in the dark" for much of the process and only get to engage in a practical sense in a very limited way via the reports (which are not user-friendly and contain a lot of irrelevant, unhelpful context). This also undermines the Commission's credibility as basic misunderstandings don't get addressed (they simply get compounded across the Commission's reports).	4/10/2017 10:42 PM
17	There is a sense that the inquiry was set up to tell the Government what it wants to hear, lacked engagement with the professionals, and only took into account submissions that align with its own views. There are other groups heavily involved in urban planning who are also undertaking research, etc, and calling for a mature debate about the issues. Listen to them. They know more than the Productivity Commission.	4/10/2017 10:34 PM

Q20 If you would like someone to contact you to discuss the quality of the inquiry, please add your name and contact details below:

Answered: 7 Skipped: 63

#	RESPONSES	DATE
1	The quality of the inquiry was of a high standard and I don't have serious concerns, though I would be keen to assist in any way I can with any future work involved in regards to this inquiry. A Khan a.khan@outlook.co.nz	5/4/2017 10:58 PM
2	Yes - Murray Ireland, AREINZ, B Tech (manuf) - 021425766 or murray@irelands.co.nz	4/27/2017 12:06 AM
3	N/A	4/14/2017 3:47 AM
4	No thank you	4/14/2017 3:28 AM

5	ML Gibson ceo Rosebank Business Assn . PO box 151190 New Lynn ,email: gibo@rosebankbusiness.co.nz	4/11/2017 10:54 PM
6	Inquiry is fine but would like further contact as have been trying to get development rights for 25 years. We had proposed roads within our 50HA area which is a property right was never eventuated to anything by Councils. My name is Kathleen Vitasovich 107 Forest Hill Rd Henderson, Auckland Phone 09 8386536-----or vv444@slingshot.co.nz	4/10/2017 11:22 PM
7	What's the point?	4/10/2017 10:34 PM
