

Plan Change 78 - Intensification																						
Combined summary of all decisions requested (at 25 March 2024)																						
Sub/Point	Submitter Name	Address for service	Summary of Decisions Requested	Topic	Subtopic	IWP Topic Numbers	IWP additional allocation Topic A	IWP additional allocation Subtopic A	IWP additional allocation Topic B	IWP additional allocation Subtopic B	IWP additional allocation Topic C	IWP additional allocation Subtopic C	IWP additional allocation Topic D	IWP additional allocation Subtopic D	IWP additional allocation Topic E	IWP additional allocation Subtopic E	IWP additional allocation Topic F	IWP additional allocation Subtopic F	IWP additional allocation Topic G	IWP additional allocation Subtopic G	IWP additional allocation Topic H	IWP additional allocation Subtopic H
374.3	Andrew Body	body@andrewbody.com	Amend the HIRB and Height rules for areas outside WCs and 3 storey areas to 14m + 60degrees and 19m respectively.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone	015E	014 Height	014G Height - Residential height - Policy Principles	014 Height	014H Height - Residential height - Strategic Approach	014 Height	014I Height - Residential height - Technical Elements										
594.3	Gilles Demaneuf	gilles.demaneuf@gmail.com	Amend the Special Character Overlay [inferred in Freemans Bay] to include the entire area previously covered by the AUP Operative overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hebburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR	011G	011 Qualifying Matters (Special Character) - Business	0														
821.3	Maureen Harris	moz.harris@gmail.com	Amend the Special Character Overlay [inferred in Freemans Bay] to include the entire area previously covered by the AUP Operative overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hebburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR	011G	011 Qualifying Matters (Special Character) - Business	0														
821.4	Maureen Harris	moz.harris@gmail.com	Reject any intensification in Freemans Bay beyond the pre-existing provisions in the Auckland Unitary Plan.	Plan making and Procedural	General	001H	011 Qualifying Matters (Special Character) - Business	0														
830.24	Ockham Group Ltd	barrykaye@ockham.co.nz	Apply relief sought in submission point 830.10 also be applied to the 'extended' walkable catchment areas as sought in submission point 830.1. (This relief sought can be achieved through a range of planning methods as detailed and proposed under the subheadings of 'Relief by Variation' (paragraphs 9.2.3, 9.2.4, 9.2.5, 9.2.6, 9.2.7 and 9.2.7.1) in the submission).	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)	014G	016 Business	016C Business - Town Centre Zone provisions	016 Business	016D Business - Local Centre Zone provisions	016 Business	016E Business - Neighbourhood Centre Zone provisions										
870.5	Auckland International Airport Limited ("Auckland Airport")	taylor.power@russellmceveagh.com	Retain policy D24.3(3) but amend (b) to include reference to "reduced building heights" as a method to address effects.	Qualifying Matters A	Aircraft Noise (D24)	009R	Height	014A Height - Business Height - Policy Principles	Height	014B Height - Business Height - Strategic Approach	Height	014C Height - Business Height - Technical Elements	Height	014G Height - Residential Height - Policy Principles	Height	014H Height - Residential Height - Strategic Approach	Height	014I Height - Residential Height - Technical Elements				
870.18	Auckland International Airport Limited ("Auckland Airport")	taylor.power@russellmceveagh.com	Removal of MHU and THAB zoning sought within the HANA and MANA areas (see Rows 34-35 of submission). The objectives and policies of these zones are opposed as they do not address need for lower density development in the case of the Aircraft Noise Overlay.	Residential Zones	Residential Zones (General or other)	015F	Height	014A Height - Business Height - Policy Principles	Height	014B Height - Business Height - Strategic Approach	Height	014C Height - Business Height - Technical Elements	Height	014G Height - Residential Height - Policy Principles	Height	014H Height - Residential Height - Strategic Approach	Height	014I Height - Residential Height - Technical Elements	Residential	015D Residential - Mixed Housing urban zone	Residential	015E Residential - Terrace Housing and Apartment Building zone
870.19	Auckland International Airport Limited ("Auckland Airport")	taylor.power@russellmceveagh.com	Retain H9.1 Metropolitan Centre Zone description as it recognises increased density of form and building heights enabled by plan change can be reduced where a qualifying matter applies.	Business Zones provisions	Metropolitan Centre Zone - provisions	016B	Height	014A Height - Business Height - Policy Principles	Height	014B Height - Business Height - Strategic Approach	Height	014C Height - Business Height - Technical Elements	Height	014G Height - Residential Height - Policy Principles	Height	014H Height - Residential Height - Strategic Approach	Height	014I Height - Residential Height - Technical Elements				
870.20	Auckland International Airport Limited ("Auckland Airport")	taylor.power@russellmceveagh.com	Amend objective 9 Metropolitan Centre Zone to "Metropolitan centres enable building heights and density of urban form to reflect demand for housing and business use unless a qualifying matter applies which requires reduced height or density."	Business Zones provisions	Metropolitan Centre Zone - provisions	016B	Height	014A Height - Business Height - Policy Principles	Height	014B Height - Business Height - Strategic Approach	Height	014C Height - Business Height - Technical Elements	Height	014G Height - Residential Height - Policy Principles	Height	014H Height - Residential Height - Strategic Approach	Height	014I Height - Residential Height - Technical Elements				
870.21	Auckland International Airport Limited ("Auckland Airport")	taylor.power@russellmceveagh.com	Retain Metropolitan Zone policies 2, 12A and 14 which are supported. Amend policy (13) and new policy (15A) to reflect any necessary qualifying matters which would justify lower heights or density within the zone: Add to (13) (raa) "is consistent with a qualifying matter that requires reduced height and/or density"; amend (15A) "Enable greater building heights and density of urban form in metropolitan centres, than in town, local or neighbourhood centres, to reinforce their role as regional focal points (unless a qualifying matter applies which requires reduced height or density)".	Business Zones provisions	Metropolitan Centre Zone - provisions	016B	Height	014A Height - Business Height - Policy Principles	Height	014B Height - Business Height - Strategic Approach	Height	014C Height - Business Height - Technical Elements	Height	014G Height - Residential Height - Policy Principles	Height	014H Height - Residential Height - Strategic Approach	Height	014I Height - Residential Height - Technical Elements				
870.24	Auckland International Airport Limited ("Auckland Airport")	taylor.power@russellmceveagh.com	Retain H11.3 Business Local Zone policies (12A) and (14). Amend policy (2) as follows: "Enable an increase in the density, diversity and quality of housing in the centre zones and Business - Mixed Use Zone while reflecting any qualifying matters and managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities."	Business Zones provisions	Local Centre Zone - provisions	016D	Centres (3d response)	019A Centres (3d response) - Methodology	Centres (3d response)	019B Centres (3d response) - Extent of intensification												
870.27	Auckland International Airport Limited ("Auckland Airport")	taylor.power@russellmceveagh.com	Retain H12.3 Business Neighbourhood Centre Zone policies (12A) and (14). Amend policy (2) as follows: "Enable an increase in the density, diversity and quality of housing in the centre zones and Business - Mixed Use Zone while reflecting any qualifying matters and managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities."	Business Zones provisions	Neighbourhood Centre Zone - provisions	016E	Centres (3d response)	019A Centres (3d response) - Methodology	Centres (3d response)	019B Centres (3d response) - Extent of intensification												
870.30	Auckland International Airport Limited ("Auckland Airport")	taylor.power@russellmceveagh.com	Retain H13.3 Business Mixed Use Zone policies (12A) and (14). Amend policy (2) as follows: "Enable an increase in the density, diversity and quality of housing in the centre zones and Business - Mixed Use Zone while reflecting any qualifying matters and managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities."	Business Zones provisions	Mixed Use Zone	016F	Centres (3d response)	019A Centres (3d response) - Methodology	Centres (3d response)	019B Centres (3d response) - Extent of intensification												
941.1	Foodstuffs North Island Limited	dallan@ellisgould.co.nz; adevine@ellisgould.co.nz	Amend PC 78 to include infrastructure capacity constraints as a qualifying matter that constrains the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. (Refer to full submission for examples of how this could be accomplished including zoning extent, conditional rezonings, additional infrastructure capacity standard (paragraph 4(b)(i)-(iii) pages 4 and 5)).	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)	012A	013 Qualifying Matters - (Additional)	0														
941.50	Foodstuffs North Island Limited	dallan@ellisgould.co.nz; adevine@ellisgould.co.nz	Amend the height standard for the Takapuna Metropolitan Centre to 72m. [Refer to Attachment 2, Map 21 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)	014A	020 Precincts	020AL Precincts - I540 Takapuna 1 Precinct														
942.2	Drive Holdings Limited	dallan@ellisgould.co.nz; adevine@ellisgould.co.nz	Include a walkable catchment around the Mission Bay Local Centre. Amend PC 78 to include infrastructure capacity constraints as qualifying matters that constrain the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. (Refer to full submission for examples of how this could be accomplished including zoning extent, conditional rezonings or additional infrastructure capacity standard (paragraph 4(b)(i)-(iii) pages 9 and 10)).	Centres - NPS-UD Policy 3d response	Town/Local/Neighbourhood - Methodology (centre selection)	019A	017 Walkable Catchments	017A Walkable Catchments - General														
942.4	Drive Holdings Limited	dallan@ellisgould.co.nz; adevine@ellisgould.co.nz	Amend PC 78 to include infrastructure capacity constraints as qualifying matters that constrain the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. (Refer to full submission for examples of how this could be accomplished including zoning extent, conditional rezonings or additional infrastructure capacity standard (paragraph 4(b)(i)-(iii) pages 9 and 10)).	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)	012A	013 Qualifying Matters - (Additional)	0														
987.1	Tamaki Regeneration Limited (TRL)	rachelm@barker.co.nz	Enable a greater building height for sites within the Town Centre Zone, Height Variation Control - 32.5 m, and Walkable Catchment Management Layer within the Glen Innes Town Centre.	Urban Environment	Larger rezoning proposal	008	Height	014B Height - Business Height - Strategic Approach	Height	014J Height - RTN Intensification	016 Business	016C Business - Town Centre Zone provisions	019 Centres (3d response)	019B Centres (3d response) - Extent of intensification								
1069.1	New Zealand Defence Force	kbaverstock@tonki.co.nz; Rebecca.davies@nzdf.mil.nz	Add new definition of 'nationally significant infrastructure' that includes Defence Facilities.	Plan making and Procedural	Definitions	001F	Qualifying Matters A	009Q Qualifying Matters A-1 - Designations	Qualifying Matters A	009R Qualifying Matters A-1 - Aircraft Noise	Precincts	020Z Precincts - I438 Takapani Precinct										
1069.2	New Zealand Defence Force	kbaverstock@tonki.co.nz; Rebecca.davies@nzdf.mil.nz	Include matters required for the purpose of ensuring the safe or efficient operation of this Nationally Significant Infrastructure, including specific provisions to protect against reverse sensitivity effects [refer to page 3 of submission for details].	Plan making and Procedural	General	001H	Qualifying Matters A	009Q Qualifying Matters A-1 - Designations	Qualifying Matters A	009R Qualifying Matters A-1 - Aircraft Noise	Precincts	020Z Precincts - I438 Takapani Precinct										
1069.3	New Zealand Defence Force	kbaverstock@tonki.co.nz; Rebecca.davies@nzdf.mil.nz	Add Defence Facilities and surrounding areas as a QM in column 2 table A1.4.8.1 next to 'Matters required for ensuring the safe or efficient operation of nationally significant infrastructure'. [If nationally significant infrastructure definition is retained] [refer to page 3 of submission for details].	Qualifying Matters - Additional	Qualifying Matters - Additional	013	Qualifying Matters A	009Q Qualifying Matters A-1 - Designations	Qualifying Matters A	009R Qualifying Matters A-1 - Aircraft Noise	Precincts	020Z Precincts - I438 Takapani Precinct										
1069.4	New Zealand Defence Force	kbaverstock@tonki.co.nz; Rebecca.davies@nzdf.mil.nz	Add Defence Facilities and surrounding areas as a QM in column 2 table A1.4.8.1 next to 'Matters required for ensuring the safe or efficient operation of nationally significant infrastructure'. [If nationally significant infrastructure definition is retained] [refer to page 3 of submission for details].	Plan making and Procedural	Plan Interpretation (Chapter A and Chapter C)	001G	Qualifying Matters A	009Q Qualifying Matters A-1 - Designations	Qualifying Matters A	009R Qualifying Matters A-1 - Aircraft Noise	Precincts	020Z Precincts - I438 Takapani Precinct										
1069.5	New Zealand Defence Force	kbaverstock@tonki.co.nz; Rebecca.davies@nzdf.mil.nz	Amend third column in the row for 'Matters required for ensuring the safe or efficient operation of nationally significant infrastructure' of table A1.4.8.1 to include relevant Minister of Defence Designations, particularly relating to Whenuapai Aircraft Noise Overlay.	Plan making and Procedural	Plan Interpretation (Chapter A and Chapter C)	001G	Qualifying Matters A	009Q Qualifying Matters A-1 - Designations	Qualifying Matters A	009R Qualifying Matters A-1 - Aircraft Noise	Precincts	020Z Precincts - I438 Takapani Precinct										
1069.6	New Zealand Defence Force	kbaverstock@tonki.co.nz; Rebecca.davies@nzdf.mil.nz	Include matters required for the purpose of ensuring the safe or efficient operation of this Nationally Significant Infrastructure (as a QM if Defence Facilities is added to nationally significant infrastructure definition as requested in submission), including specific provisions to protect against reverse sensitivity effects [refer to page 3 of submission for details].	Qualifying Matters - Additional	Qualifying Matters - Additional	013	Qualifying Matters A	009Q Qualifying Matters A-1 - Designations	Qualifying Matters A	009R Qualifying Matters A-1 - Aircraft Noise	Precincts	020Z Precincts - I438 Takapani Precinct										
1069.7	New Zealand Defence Force	kbaverstock@tonki.co.nz; Rebecca.davies@nzdf.mil.nz	Amend the [plan change] policy framework to include objectives and policies that specifically manage reverse sensitivity effects on nationally significant infrastructure, including through the registration of no-complaint covenants.	Plan making and Procedural	General	001H	Qualifying Matters A	009Q Qualifying Matters A-1 - Designations	Qualifying Matters A	009R Qualifying Matters A-1 - Aircraft Noise	Precincts	020Z Precincts - I438 Takapani Precinct										
1069.8	New Zealand Defence Force	kbaverstock@tonki.co.nz; Rebecca.davies@nzdf.mil.nz	Require no-complaint covenants in favour of New Zealand Defence Force on new development authorised by the plan change that surrounds New Zealand Defence Force facilities. Ensuring that reverse sensitivity can be considered a matter of control or discretion when considering a consent application for intensification of property surrounding defence force facilities. [refer to page 4 of submission for details].	Plan making and Procedural	General	001H	Qualifying Matters A	009Q Qualifying Matters A-1 - Designations	Qualifying Matters A	009R Qualifying Matters A-1 - Aircraft Noise	Precincts	020Z Precincts - I438 Takapani Precinct										

