

Readers' guide

To Proposed Plan Change 78 to the Auckland Unitary Plan (Operative in part) - Summary of Decisions Requested report

For all regional and district plan reviews and plan changes, clause 7(1)(a) of Schedule 1 of the Resource Management Act 1991 (RMA) requires the council to prepare a report summarising all the decisions requested in submissions. The report for the Proposed Plan Change 78 contains approximately 16500 individual requests from almost 2400 submissions.

The information below outlines how the submissions were organised and provides guidance on how to navigate the [Summary of Decisions Requested \(SDR\)](#) report which is available online.

Content of the summary of decisions requested report

The SDR report is made up of concise summaries of the decisions requested in submissions. The report is not intended to be a summary of the submissions in their entirety and does not include all reasons for the request or other supporting material included in the submissions. The original submission should be referred to if you are seeking to make a further submission, or to fully understand the issues raised by a submitter. Not all submissions specify the decision sought.

A number of submissions discuss provisions of the proposed plan change or other information without providing specific references. No attempt has been made to source these references, or obtain clarification.

In some cases, the decisions requested by submitters were unclear. Any inferences made are identified by the use of square brackets. For example “Review and update the provisions around non-residential activities in this zone [THAB] to enable...”

Where a submission requests amendments to the text, this has generally been identified with ~~strike through~~ for deleted text and underlining for inserted text. However, if amendments are not apparent, then the complete text as it appears in the submission has been included

and should be compared with the text in the proposed plan change. Some submissions quote substantial sections of the proposed plan change. The summary either summarises the text and refers the reader to the relevant page in the submission, or includes the amended text and omits text that is unchanged by the submission. Ellipses [...] have been used to indicate omitted text.

Page numbers have been added to all submissions. The large submission received from Kāinga Ora (Submission 873) has been broken down into 19 parts, which include a map index and 126 maps. The summary for Submission 873 refers to the submission appendix or map number where relevant, for example 'Refer to Appendix 2, Map 014'. Where zoning or height variation controls are sought by map number in Submission 873, council has interpreted the map information provided by Kāinga Ora (for which data may not be completely accurate) to list streets and suburbs in which some or all properties may be subject to these requests. For other submission requests, Council has also inferred addresses or locations where possible.

You can find a glossary and list of abbreviations and acronyms used frequently in the summaries at the end of this document.

Many submissions included a request for 'any such consequential amendments' or similar. Such requests have not been included in the summary. The Independent Hearings Panel will be able to consider consequential amendments during the course of the hearings on PC78.

Some petitions were received. These have been attributed to the person who submitted the petition and the number of people that signed the petition has been recorded. For example 'J. Citizen and 97 others'.

Reading the summary of decisions requested report

Each submission has been given a unique number and every decision requested has been assigned a submission point number. The submission point number is annotated on the original submission to guide the reader to the relevant part of the submission. The submission point is identified by a line on the right-hand side of the text and the relevant number. Some submission point annotations are found on the right-hand side of maps or diagrams included with submissions. As far as possible, the submission point numbers are sequential.

When reading the summary, you also need to refer to the topic and subtopic (if applicable) for each submission point.

Plan Change 78 - Intensification Summary of Decisions Requested					
Sub#/ Point	Submitter Name	Address for Service	Summary of decisions requested	Topic	Subtopic
1.1	Citizen	citizen@email.com	Rezone 000 Street name to MHU	Residential Zones	Residential Zones (General or other)

The SDR is ordered by **submission number** rather than by AUPOP section and provision number. Submission points have been coded to **topics** rather than to plan change chapters. Submission points have also been further sorted into **subtopics**. The Independent Hearings Panel will decide how its hearings are organised. The draft codings to topics and subtopics is intended to assist efficient hearings by grouping similar submission points together.

The **topics** are

- MDRS response
- Outside Urban Environment
- Outside of Plan Change Area
- Urban Environment
- Qualifying Matters A-I
- Qualifying Matters Other
- Qualifying Matters - Special Character
- Qualifying Matters – Additional
- Business Zones (provisions)
- Height
- Walkable Catchments
- Plan-making and procedural
- Subdivision
- Centres – NPS-UD Policy 3(d) response
- Precincts – NPS-UD MDRS response
- Single House Zone provisions
- Low Density Residential Zone provisions
- Mixed Housing Suburban Zone provisions
- Mixed Housing Urban Zone provisions
- Terrace Housing and Apartment Building Zone provisions
- Residential Zones
- Other zones (provisions)
- Schedules and Appendices
- Other Plan Change

There are too many subtopics to list in this readers' guide. All subtopics are in the SDR report and can be searched using the filter tool.

Searching the SDR

The PC 78 SDR is available in both PDF and spreadsheet format. The statutory version of the SDR Report is the PDF version in numerical submission order.

The excel version offers additional filtering options such as keyword searches (e.g. street name, suburb, provision heading). This has been made available for grouping information.

Please note there may be difficulties with the excel version depending on the version of excel you are using. If you experience any trouble, we recommend you use [Find my submission search](#)

If you don't have excel, you can download a free viewer from the [Microsoft website](#)

Find a submitter – PDF submitter lists in alphabetical and numerical submission order are also available

Find and read a submission in full – use of [Find my submission search](#)

Next Steps

If you made a submission, please check that your submission points are correctly identified against the topic and subtopic in the SDR.

If you have any queries about your submission's topic or subtopic coding please contact us at unitaryplan@aucklandcouncil.govt.nz

or Attn: Planning Technician

Auckland Council

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Auckland 1142

Further Submissions

The period for making a further submission is open from 5 December 2022 to 13 January 2023.

For information on further submissions see [Ministry for the Environment](#). A further submission is made in support or opposition to a submission – do not make a further submission on your own submission.

Friend of the submitter

We understand that RMA processes can be a little daunting, so we have appointed a 'Friend of Submitters' who is an independent advisor to help submitters if they want help.

The Friend of the submitter can help explain the process, advise you on lodging your further submission, how to express your views, and what to do after lodging your further submission.

This service is available throughout the further submission period and in the lead-up to the hearings.

To contact the Friend of the Submitter for assistance please email friendofsubmitter@aecom.com

There is no cost for this service.

Glossary

Abbreviations

Celsius C	Hectare ha	Litre(s) l	Metre(s) cubed m ³	Square metre(s) m ²
Decibel dB	Percentage %	Metre(s) m	Kilometre(s) km	Square kilometre(s) km ²

Acronyms

AT - Auckland Transport	AUP - Auckland Unitary Plan	CMA - Coastal Marine Area	FAR - Floor area ratio
FUZ – Future Urban Zone	GFA - Gross floor area	GSA - gross site area	HIRB – Height in relation to boundary
HVC – height variation control	IPI – Intensification Planning Instrument	LDRZ – Low Density Residential Zone	MDRS - Medium Density Residential Standards
MHS – Mixed Housing Suburban Zone	MHU – Mixed Housing Urban Zone	MHWS - Mean high water springs	NPS-UD - National Policy Statement on Urban Development 2020
NSA - Net site area	NZCPS - New Zealand Coastal Policy Statement	ONC - Outstanding natural character	ONF - Outstanding nature feature
ONL - Outstanding Natural Landscape	QM - Qualifying Matter	RMA - Resource Management Act 1991	RPS - Regional Policy Statement
RTN – Rapid transit Network	RUB - Rural Urban Boundary	SCA – Special Character Area	SCAB- Special Character Area - Business
SCAR – Special Character Area - Residential	SHZ – Single House Zone	SEA - Significant ecological area	SMA - Stormwater management area
THAB - Terrace Housing and Apartment Buildings Zone	“the plan change” – PC78	WC – Walkable Catchment	WFUE - Well Functioning Urban Environment