

**Plan Change 80 - RPS Well-Functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters**

**Further Submissions Report (FSR)**

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS01	Metlifecare Limited	oppose	49.1	One Mahurangi Business Association OMBA	Approve the plan change with the amendments requested	Well-functioning urban environment	Add wording to express what a 'well-functioning urban environment' means in the context of Auckland. For example they: <ul style="list-style-type: none"> <li>• urban environments that contain well connected paths and trails for pedestrians and cyclists</li> <li>• They have good quality and accessible public open spaces to support a wide range of recreational pursuits; including sport, active and passive recreation;</li> <li>• they have access to a range of quality community facilities including libraries, civic spaces and entertainment venues; and</li> <li>• the natural environment is protected and enhanced.</li> </ul>
FS01	Metlifecare Limited	oppose	16.1	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.1 by adding (1C) protects the amenity and character of existing urban environments.
FS01	Metlifecare Limited	support	38.3	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Retain objective B2.2.1(1A)
FS01	Metlifecare Limited	support	23.3	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS01	Metlifecare Limited	support in part	27.2	Mariposa Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.2.1(1) as follows: (i) provides for a variety of housing types and a range of prices and locations to respond to Auckland's diverse and changing needs and improve housing affordability.
FS01	Metlifecare Limited	support	18.4	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS01	Metlifecare Limited	support	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS01	Metlifecare Limited	support in part	38.8	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2 to provide a new policy that addresses criteria for unanticipated or out of sequence development as directed in NPS UD 3.8(3).
FS01	Metlifecare Limited	support in part	24.7	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2 to address responsive planning and add a new policy to add specified criteria for significant development capacity.

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FS01	Metlifecare Limited	oppose	16.4	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.3.1(1) by adding (g) protect the amenity and character of existing urban environments.
FS01	Metlifecare Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS01	Metlifecare Limited	support in part	18.11	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS01	Metlifecare Limited	support	22.14	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS01	Metlifecare Limited	support in part	38.9	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend Policies B2.4.2 to be more reflective of the residential zones and consistent with the NPS-UD.
FS01	Metlifecare Limited	support	22.18	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS01	Metlifecare Limited	support	22.19	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS01	Metlifecare Limited	support	10.2	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS01	Metlifecare Limited	oppose	16.8	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (4) by adding: (a) where required to protect the amenity or character of existing urban environments
FS01	Metlifecare Limited	oppose	16.9	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (5) by adding: (a) where required to protect the amenity or character of existing urban environments.
FS01	Metlifecare Limited	oppose	27.5	Mariposa Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Add a new policy to B2.4.2 policy (10A) which directs decision-makers to “have particular regard” to the potential change in amenity from increased residential density, the different views on whether this is positive or negative, and that a change in amenity is not necessarily an adverse effect.

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FS01	Metlifecare Limited	support	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS01	Metlifecare Limited	oppose	10.6	Ian McManus	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.8.1(1) as follows: (1) Social facilities that meet the needs of people and communities, including enabling them to provide for their social, economic and cultural well-being and their health and safety and which and contribute to a well functioning urban environment.
FS02	Eden Epsom Residential Protection Society Incorporated	oppose	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS02	Eden Epsom Residential Protection Society Incorporated	oppose	38.9	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend Policies B2.4.2 to be more reflective of the residential zones and consistent with the NPS-UD.
FS02	Eden Epsom Residential Protection Society Incorporated	oppose	24.15	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Delete policy B2.4.2(4) (note the submission incorrectly refers to B2.4.2(2)) as follows: (4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and...
FS02	Eden Epsom Residential Protection Society Incorporated	oppose	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS02	Eden Epsom Residential Protection Society Incorporated	oppose	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS02	Eden Epsom Residential Protection Society Incorporated	oppose	34.6	Southern Cross Healthcare Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new objective as follows: Objective B2.8.1(5): Provide for sufficient land and appropriate zones to enable the establishment and operation of social facilities to meet the future needs of the community.
FS02	Eden Epsom Residential Protection Society Incorporated	oppose	34.7	Southern Cross Healthcare Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy as follows: Policy B2.8.2(8): Ensure sufficient land is zoned to accommodate social facilities, including the use of the Special Purpose zones, to meet the future needs of the community and to support a well-functioning urban environment.
FS03	Seaview Road Residents Group	oppose	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS03	Seaview Road Residents Group	oppose	24.13	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) as follows: (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters, which contribute to a well-functioning urban environment.

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FS03	Seaview Road Residents Group	oppose	24.14	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) (note submission incorrectly refers to B2.4.2(1)) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters.
FS03	Seaview Road Residents Group	oppose	24.15	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Delete policy B2.4.2(4) (note the submission incorrectly refers to B2.4.2(2)) as follows: (4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and...
FS03	Seaview Road Residents Group	oppose	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS04	New Zealand Defence Force	support	17.1	Auckland International Airport Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain B2.2.1(1A) as notified.
FS04	New Zealand Defence Force	support	13.1	The Fuel Companies	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.4.2. Policies Residential intensification  (5) Avoid intensification in areas: (a) where there are qualifying matters and/or there are natural and physical resources that ....  OR  Alternative Relief (5) Avoid intensification in areas: (a) where there are qualifying matters; and (i) there are natural and physical resources ..... or (ii) areas protected for emergency management purposes; or ....
FS04	New Zealand Defence Force	support	17.4	Auckland International Airport Limited	Approve the plan change without any amendments	Qualifying Matters	Retain B2.4.1(1A) as notified.
FS04	New Zealand Defence Force	support	17.5	Auckland International Airport Limited	Approve the plan change without any amendments	Qualifying Matters	Retain B2.4.2 (2) -(5) as notified.
FS05	Character Coalition Incorporated	oppose	39.16	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	39.21	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters

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FS05	Character Coalition Incorporated	oppose	39.35	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	85.4	Acanthus Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to Objective B2.4.1(1A).
FS05	Character Coalition Incorporated	oppose	85.6	Acanthus Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to Policy B2.4.2 (3), (4)(b) (c) and (5)(a) relating to qualifying matters
FS05	Character Coalition Incorporated	oppose	85.7	Acanthus Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject references to limiting intensification in Para 4 of B2.9.
FS05	Character Coalition Incorporated	oppose	18.13	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS05	Character Coalition Incorporated	oppose	18.14	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS05	Character Coalition Incorporated	oppose	18.15	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	18.16	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	18.21	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	18.35	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	57.12	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS05	Character Coalition Incorporated	oppose	57.20	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments.

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FS05	Character Coalition Incorporated	oppose	57.21	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS05	Character Coalition Incorporated	oppose	57.22	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS05	Character Coalition Incorporated	oppose	57.23	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS05	Character Coalition Incorporated	oppose	70.5	Charles and Nancy Liu	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to Objective B2.4.1(1A).
FS05	Character Coalition Incorporated	oppose	70.7	Charles and Nancy Liu	Approve the plan change with the amendments requested	Qualifying Matters	Reject references to limiting intensification in Para 4 of B2.9.
FS05	Character Coalition Incorporated	oppose	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS05	Character Coalition Incorporated	oppose	22.15	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS05	Character Coalition Incorporated	oppose	22.18	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS05	Character Coalition Incorporated	oppose	22.19	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS05	Character Coalition Incorporated	oppose	22.20	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.

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FS05	Character Coalition Incorporated	oppose	22.21	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS05	Character Coalition Incorporated	oppose	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS05	Character Coalition Incorporated	oppose	23.15	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS05	Character Coalition Incorporated	oppose	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS05	Character Coalition Incorporated	oppose	23.19	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS05	Character Coalition Incorporated	oppose	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS05	Character Coalition Incorporated	oppose	23.21	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS05	Character Coalition Incorporated	oppose	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS05	Character Coalition Incorporated	oppose	23.23	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.

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FS05	Character Coalition Incorporated	oppose	23.31	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	43.11	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS05	Character Coalition Incorporated	oppose	43.13	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS05	Character Coalition Incorporated	oppose	43.14	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS05	Character Coalition Incorporated	oppose	43.15	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	43.16	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	43.21	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	43.35	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	10.1	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A) as follows: (1A) Residential intensification is limited in some areas to the extent necessary to accommodate qualifying matters.
FS05	Character Coalition Incorporated	oppose	10.2	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS05	Character Coalition Incorporated	oppose	10.3	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (5) Avoid intensification on sites or in areas (as applicable): (a) where there are qualifying matters and there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, mana whenua, natural resources, coastal environment, historic heritage or special character. (b)...



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FS05	Character Coalition Incorporated	oppose	10.7	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Delete the bullet point proposed under paragraph 4  Limiting intensification where there are qualifying matters  and, if necessary, insert a reference to limits on intensification where there are qualifying matters elsewhere within B2.9.
FS05	Character Coalition Incorporated	oppose	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS05	Character Coalition Incorporated	oppose	24.13	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) as follows: (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters, which contribute to a well-functioning urban environment.
FS05	Character Coalition Incorporated	oppose	24.14	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) (note submission incorrectly refers to B2.4.2(1)) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters.
FS05	Character Coalition Incorporated	oppose	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS05	Character Coalition Incorporated	oppose	24.18	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2)(c) as follows: (2) Industrial growth and activities are enabled in a manner that does all of the following... (c) manages conflicts between incompatible activities by applying relevant qualifying matters;
FS05	Character Coalition Incorporated	oppose	25.25	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS05	Character Coalition Incorporated	oppose	27.4	Mariposa Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Delete reference to Qualifying Matters in B2.4.2(5)(a).
FS05	Character Coalition Incorporated	oppose	27.5	Mariposa Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Add a new policy to B2.4.2 policy (10A) which directs decision-makers to "have particular regard" to the potential change in amenity from increased residential density, the different views on whether this is positive or negative, and that a change in amenity is not necessarily an adverse effect.
FS05	Character Coalition Incorporated	oppose	72.5	North Eastern Investments Limited NEIL	Approve the plan change with the amendments requested	Qualifying Matters	Opposes additions to B2.9 Para 4 Limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	28.15	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS05	Character Coalition Incorporated	oppose	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS05	Character Coalition Incorporated	oppose	28.18	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS05	Character Coalition Incorporated	oppose	28.19	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS05	Character Coalition Incorporated	oppose	28.20	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS05	Character Coalition Incorporated	oppose	28.21	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS05	Character Coalition Incorporated	oppose	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS05	Character Coalition Incorporated	oppose	28.32	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS05	Character Coalition Incorporated	oppose	29.11	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS05	Character Coalition Incorporated	oppose	29.13	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS05	Character Coalition Incorporated	oppose	29.14	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS05	Character Coalition Incorporated	oppose	29.15	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS05	Character Coalition Incorporated	oppose	29.35	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	75.8	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS05	Character Coalition Incorporated	oppose	75.15	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	75.16	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS05	Character Coalition Incorporated	oppose	76.3	Red Rhino Limited and Airport Rent A Car Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.3.1 (1) by adding a new "a" and renumbering accordingly: enabling as many people to live in, and as many businesses and community services to be located in, areas of an urban environment as is reasonably practical and recognizing that this objective has the highest priority.
FS05	Character Coalition Incorporated	oppose	76.4	Red Rhino Limited and Airport Rent A Car Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy 2.3.2(1) by adding a new "a" and renumbering accordingly: maximises the enabled intensification of all urban zoned sites and allows resource consent applications to address the interface between the zoning and any applicable overlay or precinct provisions through the resource consent process.
FS05	Character Coalition Incorporated	oppose	76.5	Red Rhino Limited and Airport Rent A Car Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to Objective B2.4.1(1A).
FS05	Character Coalition Incorporated	oppose	76.7	Red Rhino Limited and Airport Rent A Car Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject references to limiting intensification in Para 4 of B2.9.
FS05	Character Coalition Incorporated	oppose	3.1	Robert Mark Graham	Approve the plan change with the amendments requested	Qualifying Matters	Dial-down the extent that the qualifying matters are used to continue to restrict development.
FS05	Character Coalition Incorporated	oppose	31.11	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS05	Character Coalition Incorporated	oppose	31.13	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS05	Character Coalition Incorporated	oppose	31.14	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS05	Character Coalition Incorporated	oppose	31.15	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	31.16	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	31.21	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	31.35	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	78.1	Screaton Ltd	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective 2.3.1 (1) by adding a new objective as follows: (aa) enabling as many people to live in, and as many businesses and community services to be located in, areas of an urban environment as is reasonably practical and recognizing that this objective has the highest priority.
FS05	Character Coalition Incorporated	oppose	78.2	Screaton Ltd	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy 2.3.2(1) by adding a new policy as follows: (aa) maximises the enabled intensification of all urban zoned sites and allows resource consent applications to address the interface between the zoning and any applicable overlay or precinct provisions through the resource consent process.
FS05	Character Coalition Incorporated	oppose	78.3	Screaton Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to the objectives in B2.4.1, except in relation to climate change and natural hazards.
FS05	Character Coalition Incorporated	oppose	78.4	Screaton Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to the policies in B2.4.1, except in relation to climate change and natural hazards.
FS05	Character Coalition Incorporated	oppose	78.5	Screaton Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Reject references to limiting intensification in Para 4 of B2.9.
FS05	Character Coalition Incorporated	oppose	32.4	Shildon Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Delete reference to Qualifying Matters in B2.4.2(5)(a).
FS05	Character Coalition Incorporated	oppose	32.5	Shildon Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Add a new policy to B2.4.2 policy (10A) which directs decision-makers to “have particular regard” to the potential change in amenity from increased residential density, the different views on whether this is positive or negative, and that a change in amenity is not necessarily an adverse effect.
FS05	Character Coalition Incorporated	oppose	51.11	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS05	Character Coalition Incorporated	oppose	51.13	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS05	Character Coalition Incorporated	oppose	51.14	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS05	Character Coalition Incorporated	oppose	51.15	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	51.16	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	51.19	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS05	Character Coalition Incorporated	oppose	51.21	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	51.35	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	33.15	Sky City Auckland Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters...
FS05	Character Coalition Incorporated	oppose	33.16	Sky City Auckland Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS05	Character Coalition Incorporated	oppose	52.16	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	52.21	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	52.35	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS05	Character Coalition Incorporated	oppose	80.11	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS05	Character Coalition Incorporated	oppose	80.13	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS05	Character Coalition Incorporated	oppose	80.14	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS05	Character Coalition Incorporated	oppose	80.15	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	80.16	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	80.19	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS05	Character Coalition Incorporated	oppose	80.21	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	80.35	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	62.1	The Chloride Trust	Approve the plan change with the amendments requested	Qualifying Matters	Delete all references to special character.
FS05	Character Coalition Incorporated	oppose	62.2	The Chloride Trust	Approve the plan change with the amendments requested	Qualifying Matters	Delete all of Chapter D18 Special Character Areas Overlay - Residential and Business
FS05	Character Coalition Incorporated	oppose	35.1	The Coalition for More Homes	Approve the plan change with the amendments requested	Qualifying Matters	Delete all references to special character in the provisions which are being changed.
FS05	Character Coalition Incorporated	oppose	35.2	The Coalition for More Homes	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (4)(c) as follows: where there are qualifying matters and there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, and historic heritage and special character; and...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS05	Character Coalition Incorporated	oppose	35.3	The Coalition for More Homes	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (5)(a) as follows: where there are qualifying matters and there relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or ...
FS05	Character Coalition Incorporated	oppose	35.4	The Coalition for More Homes	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy 2.5.2(4)(g) as follows: any significant adverse effects on the environment, qualifying matters or on natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character..
FS05	Character Coalition Incorporated	oppose	13.1	The Fuel Companies	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.4.2. Policies Residential intensification  (5) Avoid intensification in areas: (a) where there are qualifying matters and/or there are natural and physical resources that ....  OR  Alternative Relief (5) Avoid intensification in areas: (a) where there are qualifying matters; and (i) there are natural and physical resources ..... or (ii) areas protected for emergency management purposes; or ....
FS05	Character Coalition Incorporated	oppose	82.15	The University of Auckland	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	82.16	The University of Auckland	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the create amenity values for future generations of an area.
FS05	Character Coalition Incorporated	oppose	36.7	Transpower New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.1(5) as follows: (5) Avoid intensification in areas: (a) where there are qualifying matters and there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; (aa) where there are qualifying matters, such as the National Grid Corridor Overlay, that mean that further development or intensification is inappropriate; or...
FS05	Character Coalition Incorporated	oppose	37.11	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS05	Character Coalition Incorporated	oppose	37.13	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS05	Character Coalition Incorporated	oppose	37.14	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS05	Character Coalition Incorporated	oppose	37.15	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	37.16	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	37.21	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	37.35	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	38.9	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend Policies B2.4.2 to be more reflective of the residential zones and consistent with the NPS-UD.
FS05	Character Coalition Incorporated	oppose	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.
FS05	Character Coalition Incorporated	oppose	38.11	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies B2.4.2, amend wording to (3) as follows: Provide for medium residential intensities in all other urban residential areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS05	Character Coalition Incorporated	oppose	56.13	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS05	Character Coalition Incorporated	oppose	56.14	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS05	Character Coalition Incorporated	oppose	56.15	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS05	Character Coalition Incorporated	oppose	56.16	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	56.19	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS05	Character Coalition Incorporated	oppose	56.21	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS05	Character Coalition Incorporated	oppose	56.35	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS05	Character Coalition Incorporated	oppose	88.1	Zeo Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete all references to special character.
FS06	Kāinga Ora	oppose	17.3	Auckland International Airport Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B.2.2.2(2) by adding: (n) ensuring any other qualifying matters which may justify limited, or avoidance, of urbanisation are appropriately applied.
FS06	Kāinga Ora	oppose	17.6	Auckland International Airport Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2(2) by adding: (i) A scale and form of development that is appropriate in light of any relevant qualifying matters.
FS06	Kāinga Ora	support in part	17.9	Auckland International Airport Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B10.2.2(13) as follows: (b) do not increase the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan, and reduce intensity over time in areas of high risk where this is necessary to implement managed retreat; (c) encourage redevelopment where it would reduce the risk of adverse effects from coastal hazards and in the event of redevelopment, minimise natural hazard risks through the location and design of development; ...
FS06	Kāinga Ora	oppose	18.3	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS06	Kāinga Ora	support	18.21	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS06	Kāinga Ora	support in part	18.22	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'

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FS06	Kāinga Ora	support	18.24	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS06	Kāinga Ora	support	18.28	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS06	Kāinga Ora	support	18.35	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS06	Kāinga Ora	support in part	18.36	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS06	Kāinga Ora	support	18.37	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS06	Kāinga Ora	support in part	18.41	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS06	Kāinga Ora	oppose in part	18.49	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS06	Kāinga Ora	oppose	19.3	BARNZ	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.2.2(2) by adding as follows: (n) ensuring any other qualifying matters which may justify limited, or avoidance of urbanisation are appropriately applied.
FS06	Kāinga Ora	oppose	19.6	BARNZ	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy 2.5.2 (2) by adding the following: (i) A scale and form of development that is appropriate in light of any relevant qualifying matters.
FS06	Kāinga Ora	support in part	19.9	BARNZ	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B10.2.2(13) as follows: (b) do not increase the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan, and reduce intensity over time in areas of high risk where this is necessary to implement managed retreat; (c) encourage redevelopment where it would reduce the risk of adverse effects from coastal hazards and in the event of redevelopment, minimise natural hazard risks through the location and design of development; ...
FS06	Kāinga Ora	support in part	22.4	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	22.6	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS06	Kāinga Ora	support in part	22.7	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS06	Kāinga Ora	support in part	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS06	Kāinga Ora	support in part	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS06	Kāinga Ora	support in part	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS06	Kāinga Ora	oppose in part	22.16	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS06	Kāinga Ora	support in part	22.17	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS06	Kāinga Ora	support	22.18	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	22.20	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS06	Kāinga Ora	support in part	22.23	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS06	Kāinga Ora	support in part	22.26	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS06	Kāinga Ora	support	22.27	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS06	Kāinga Ora	support	22.29	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS06	Kāinga Ora	support	22.34	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS06	Kāinga Ora	support in part	23.4	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS06	Kāinga Ora	support in part	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS06	Kāinga Ora	support in part	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS06	Kāinga Ora	support in part	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS06	Kāinga Ora	support in part	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS06	Kāinga Ora	oppose in part	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS06	Kāinga Ora	support in part	23.17	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS06	Kāinga Ora	support	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS06	Kāinga Ora	support in part	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS06	Kāinga Ora	support in part	23.23	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	23.26	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS06	Kāinga Ora	support	23.27	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS06	Kāinga Ora	support	23.28	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS06	Kāinga Ora	support	23.29	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS06	Kāinga Ora	support	23.34	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS06	Kāinga Ora	support in part	25.3	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS06	Kāinga Ora	support in part	25.5	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth...
FS06	Kāinga Ora	support in part	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS06	Kāinga Ora	support in part	25.9	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:
FS06	Kāinga Ora	support in part	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS06	Kāinga Ora	oppose in part	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS06	Kāinga Ora	support in part	25.19	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend Objective 2.4.1(6) as follows: At least sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:
FS06	Kāinga Ora	support in part	25.21	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.5.2 (2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well-functioning urban environment and the following:.. (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre;.. (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS06	Kāinga Ora	oppose	26.4	KiwiRail Holdings Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.5.2(2) as follows: (i) A scale and form of development that is appropriate in light of any relevant qualifying matters.
FS06	Kāinga Ora	support in part	26.7	KiwiRail Holdings Ltd	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(13) as follows: ...(b) do not increase the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan, and reduce intensity over time in areas of high risk where this is necessary to implement managed retreat; (c) encourage redevelopment where it would reduce the risk of adverse effects from coastal hazards and in the event of redevelopment, minimise natural hazard risks through the location and design of development;
FS06	Kāinga Ora	oppose in part	27.1	Mariposa Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.1 to add the following: (1C) improves housing affordability; (1D) provides for flexible development to ensure Auckland's urban environment responds to the diverse and changing needs of Auckland's diverse communities; (1D) acknowledges that differing people will have differing views on whether urban growth detracts from or improves amenity...
FS06	Kāinga Ora	oppose in part	27.2	Mariposa Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.2.1(1) as follows: (i) provides for a variety of housing types and a range of prices and locations to respond to Auckland's diverse and changing needs and improve housing affordability.
FS06	Kāinga Ora	support in part	27.5	Mariposa Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Add a new policy to B2.4.2 policy (10A) which directs decision-makers to "have particular regard" to the potential change in amenity from increased residential density, the different views on whether this is positive or negative, and that a change in amenity is not necessarily an adverse effect.
FS06	Kāinga Ora	support in part	27.6	Mariposa Ltd	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.4.2(11) as follows: "Enable a sufficient supply and diverse range of dwelling types, locations, prices and sizes..."

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	27.7	Mariposa Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 para 5 as follows: In some cases, delivering a quality built environment that responds to the diverse and changing needs to Auckland's communities requires residential development of a greater density than the existing built environment.
FS06	Kāinga Ora	support in part	27.8	Mariposa Ltd	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.9 para 7 to refer to variety in location and price as well as variety in type and size of houses.
FS06	Kāinga Ora	support in part	28.4	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS06	Kāinga Ora	support in part	28.6	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS06	Kāinga Ora	support in part	28.7	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS06	Kāinga Ora	support in part	28.8	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS06	Kāinga Ora	support in part	28.10	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS06	Kāinga Ora	support in part	28.11	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	oppose in part	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS06	Kāinga Ora	support in part	28.17	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS06	Kāinga Ora	support	28.18	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS06	Kāinga Ora	support in part	28.20	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS06	Kāinga Ora	support in part	28.23	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS06	Kāinga Ora	support in part	28.26	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS06	Kāinga Ora	support	28.27	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS06	Kāinga Ora	support in part	28.28	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS06	Kāinga Ora	support	28.29	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS06	Kāinga Ora	support	28.34	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	oppose	29.3	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS06	Kāinga Ora	support	29.21	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS06	Kāinga Ora	support	29.22	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS06	Kāinga Ora	support	29.24	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS06	Kāinga Ora	support in part	29.28	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS06	Kāinga Ora	support	29.35	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS06	Kāinga Ora	support in part	29.36	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS06	Kāinga Ora	support in part	29.37	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS06	Kāinga Ora	support in part	29.41	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS06	Kāinga Ora	oppose in part	29.49	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS06	Kāinga Ora	support in part	30.1	Ports of Auckland Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Supports the plan change in its entirety subject to amending B10.2.2(13) as follows: (13) Require areas potentially affected by coastal hazards over the next 100 years to do all of the following:...  (b) do not increase the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan, and reduce intensity over time in areas of high risk where this is necessary to implement managed retreat; (c) encourage redevelopment where it would reduce the risk of adverse effects from coastal hazards and in the event of redevelopment, minimise natural hazard risks through the location and design of development; and...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	oppose	31.3	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS06	Kāinga Ora	support	31.21	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS06	Kāinga Ora	support	31.22	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS06	Kāinga Ora	support	31.24	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS06	Kāinga Ora	support in part	31.28	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS06	Kāinga Ora	support	31.35	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS06	Kāinga Ora	support in part	31.36	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS06	Kāinga Ora	support in part	31.37	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS06	Kāinga Ora	support in part	31.41	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS06	Kāinga Ora	oppose in part	31.49	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS06	Kāinga Ora	oppose in part	32.1	Shildon Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.1 to add the following: (1C) improves housing affordability; (1D) provides for flexible development to ensure Auckland's urban environment responds to the diverse and changing needs of Auckland's diverse communities; (1D) acknowledges that differing people will have differing views on whether urban growth detracts from or improves amenity...
FS06	Kāinga Ora	oppose in part	32.2	Shildon Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.2.1(1) as follows: (i) provides for a variety of housing types and a range of prices and locations to respond to Auckland's diverse and changing needs and improve housing affordability."

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	32.5	Shildon Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Add a new policy to B2.4.2 policy (10A) which directs decision-makers to “have particular regard” to the potential change in amenity from increased residential density, the different views on whether this is positive or negative, and that a change in amenity is not necessarily an adverse effect.
FS06	Kāinga Ora	support in part	32.6	Shildon Ltd	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.4.2(11) as follows: “Enable a sufficient supply and diverse range of dwelling types, locations, prices and sizes...”
FS06	Kāinga Ora	support in part	32.7	Shildon Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 para 5 as follows: In some cases, delivering a quality built environment that responds to the diverse and changing needs to Auckland’s communities requires residential development of a greater density than the existing built environment.
FS06	Kāinga Ora	support in part	32.8	Shildon Ltd	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.9 para 7 to refer to variety in location and price as well as variety in type and size of houses.
FS06	Kāinga Ora	support in part	33.4	Sky City Auckland Ltd	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS06	Kāinga Ora	support in part	33.6	Sky City Auckland Ltd	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years’ projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS06	Kāinga Ora	support in part	33.7	Sky City Auckland Ltd	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS06	Kāinga Ora	support in part	33.8	Sky City Auckland Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS06	Kāinga Ora	support in part	33.13	Sky City Auckland Ltd	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre’s accessibility to public transport, commercial activity and social facilities;

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	oppose	36.10	Transpower New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9. Paragraph 4 and Paragraph 6 as follows: A compact urban form can deliver a range of benefits and contributes to a well-functioning urban environment by... • limiting or avoiding intensification where there are qualifying matters ...
FS06	Kāinga Ora	oppose	37.3	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS06	Kāinga Ora	support	37.21	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS06	Kāinga Ora	support	37.22	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS06	Kāinga Ora	support	37.24	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS06	Kāinga Ora	support	37.28	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS06	Kāinga Ora	support	37.35	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS06	Kāinga Ora	support in part	37.36	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS06	Kāinga Ora	support in part	37.37	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS06	Kāinga Ora	support in part	37.41	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS06	Kāinga Ora	oppose in part	37.49	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS06	Kāinga Ora	support	38.2	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.1 to add issues for urban growth and form to include the links between urban growth and form and greenhouse gas emissions.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	38.4	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1 (1) to add as follows: (da) good accessibility for people between housing, jobs, community services, natural spaces, and open spaces, including by way of public and/or active transport; and
FS06	Kāinga Ora	support in part	38.5	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.2.2(2) as follows: (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (g1) supporting reductions in greenhouse gas emissions (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and...
FS06	Kāinga Ora	support in part	38.7	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.2.2(7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (ba) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...] (cb) supporting reductions in greenhouse gas emissions
FS06	Kāinga Ora	oppose in part	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS06	Kāinga Ora	support in part	38.14	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B3.3.1as follows: (1) Effective, efficient and safe transport that:  (a) supports the ability movement of people, to access goods, and services, and activities; (b) integrates with and supports a well-functioning urban environment and quality compact urban form;... (e) facilitates transport choices, recognises different trip characteristics and enables good accessibility, including by way of public or active transport, and mobility for all sectors of the community: (f) is resilient to the likely current and future effects of climate change.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by:... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS06	Kāinga Ora	support	38.16	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS06	Kāinga Ora	support	38.18	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Consideration of environmental indicators to monitor the effectiveness of any new objectives.
FS06	Kāinga Ora	support	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.
FS06	Kāinga Ora	oppose	39.3	30 Hospital Road Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS06	Kāinga Ora	support	39.21	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS06	Kāinga Ora	support	39.22	30 Hospital Road Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS06	Kāinga Ora	support	39.24	30 Hospital Road Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS06	Kāinga Ora	support	39.28	30 Hospital Road Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support	39.35	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS06	Kāinga Ora	support in part	39.36	30 Hospital Road Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS06	Kāinga Ora	support in part	39.37	30 Hospital Road Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS06	Kāinga Ora	support in part	39.41	30 Hospital Road Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS06	Kāinga Ora	oppose in part	39.49	30 Hospital Road Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS06	Kāinga Ora	oppose	43.3	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS06	Kāinga Ora	support	43.21	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS06	Kāinga Ora	support	43.22	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS06	Kāinga Ora	support	43.24	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS06	Kāinga Ora	support in part	43.28	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS06	Kāinga Ora	support	43.35	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS06	Kāinga Ora	support in part	43.36	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	43.37	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS06	Kāinga Ora	support in part	43.41	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS06	Kāinga Ora	oppose in part	43.49	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS06	Kāinga Ora	oppose	51.3	Shundi Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS06	Kāinga Ora	support	51.21	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS06	Kāinga Ora	support	51.22	Shundi Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS06	Kāinga Ora	support	51.24	Shundi Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS06	Kāinga Ora	support in part	51.28	Shundi Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS06	Kāinga Ora	support	51.35	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS06	Kāinga Ora	support in part	51.36	Shundi Management Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS06	Kāinga Ora	support in part	51.37	Shundi Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS06	Kāinga Ora	support in part	51.41	Shundi Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	oppose in part	51.49	Shundi Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS06	Kāinga Ora	oppose	52.3	Sonn Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS06	Kāinga Ora	support	52.21	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS06	Kāinga Ora	support	52.22	Sonn Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS06	Kāinga Ora	support	52.24	Sonn Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS06	Kāinga Ora	support in part	52.28	Sonn Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS06	Kāinga Ora	support	52.35	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS06	Kāinga Ora	support in part	52.36	Sonn Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS06	Kāinga Ora	support in part	52.37	Sonn Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS06	Kāinga Ora	support in part	52.41	Sonn Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS06	Kāinga Ora	oppose in part	52.49	Sonn Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS06	Kāinga Ora	support in part	57.4	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	57.6	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS06	Kāinga Ora	support in part	57.7	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS06	Kāinga Ora	support in part	57.9	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS06	Kāinga Ora	support in part	57.11	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS06	Kāinga Ora	support in part	57.12	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS06	Kāinga Ora	oppose in part	57.17	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS06	Kāinga Ora	support in part	57.18	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS06	Kāinga Ora	support	57.19	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	57.21	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS06	Kāinga Ora	support in part	57.24	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of placebased planning tools.
FS06	Kāinga Ora	support in part	57.27	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS06	Kāinga Ora	support	57.28	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS06	Kāinga Ora	support in part	57.29	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS06	Kāinga Ora	support	57.30	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS06	Kāinga Ora	support	57.35	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS06	Kāinga Ora	oppose	67.1	First Gas Group Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Seek a minimum pipeline corridor of 30 meters for high pressure pipelines in order to provide adequate separation between residential development
FS06	Kāinga Ora	support in part	75.4	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support in part	75.6	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS06	Kāinga Ora	support in part	75.7	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS06	Kāinga Ora	support in part	75.13	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS06	Kāinga Ora	oppose	78.1	Screaton Ltd	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective 2.3.1 (1) by adding a new objective as follows: (aa) enabling as many people to live in, and as many businesses and community services to be located in, areas of an urban environment as is reasonably practical and recognizing that this objective has the highest priority.
FS06	Kāinga Ora	oppose	78.2	Screaton Ltd	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy 2.3.2(1) by adding a new policy as follows: (aa) maximises the enabled intensification of all urban zoned sites and allows resource consent applications to address the interface between the zoning and any applicable overlay or precinct provisions through the resource consent process.
FS06	Kāinga Ora	oppose	80.3	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS06	Kāinga Ora	support	80.21	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS06	Kāinga Ora	support	80.22	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS06	Kāinga Ora	support	80.24	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS06	Kāinga Ora	support	80.28	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS06	Kāinga Ora	support	80.35	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS06	Kāinga Ora	support in part	80.36	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS06	Kāinga Ora	support in part	80.37	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS06	Kāinga Ora	support in part	80.41	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS06	Kāinga Ora	oppose in part	80.49	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS06	Kāinga Ora	oppose	85.1	Acanthus Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective 2.3.1 (1) by adding a new "a" as follows and renumbering accordingly: (a) enabling as many people to live in, and as many businesses and community services to be located in, areas of an urban environment as is reasonably practical and recognizing that this objective has the highest priority
FS06	Kāinga Ora	oppose	85.2	Acanthus Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy 2.3.2(1) by adding a new "a" as follows and renumbering accordingly: (a) maximises the enabled intensification of all urban zoned sites and allows resource consent applications to address the interface between the zoning and any applicable overlay or precinct provisions through the resource consent process.
FS06	Kāinga Ora	support	85.7	Acanthus Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject references to limiting intensification in Para 4 of B2.9.
FS07	Wellsford Welding Club	support	22.1	Fletcher Residential Limited	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS07	Wellsford Welding Club	support	22.2	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS07	Wellsford Welding Club	support	22.3	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS07	Wellsford Welding Club	support	22.4	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS07	Wellsford Welding Club	support	22.5	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS07	Wellsford Welding Club	support	22.6	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS07	Wellsford Welding Club	support	22.7	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS07	Wellsford Welding Club	support	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS07	Wellsford Welding Club	support	22.9	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS07	Wellsford Welding Club	support	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS07	Wellsford Welding Club	support	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS07	Wellsford Welding Club	support	22.12	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS07	Wellsford Welding Club	support	22.13	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS07	Wellsford Welding Club	support	22.14	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS07	Wellsford Welding Club	support	22.15	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS07	Wellsford Welding Club	support	22.16	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS07	Wellsford Welding Club	support	22.17	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS07	Wellsford Welding Club	support	22.18	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS07	Wellsford Welding Club	support	22.19	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS07	Wellsford Welding Club	support	22.20	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS07	Wellsford Welding Club	support	22.21	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS07	Wellsford Welding Club	support	22.22	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS07	Wellsford Welding Club	support	22.23	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS07	Wellsford Welding Club	support	22.24	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS07	Wellsford Welding Club	support	22.25	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS07	Wellsford Welding Club	support	22.26	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS07	Wellsford Welding Club	support	22.27	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS07	Wellsford Welding Club	support	22.28	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS07	Wellsford Welding Club	support	22.29	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS07	Wellsford Welding Club	support	22.30	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well-functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS07	Wellsford Welding Club	support	22.31	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS07	Wellsford Welding Club	support	22.32	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS07	Wellsford Welding Club	support	22.33	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS07	Wellsford Welding Club	support	22.34	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS07	Wellsford Welding Club	support	22.35	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	8.1	Martin and Margaret Evans	Approve the plan change with the amendments requested	RPS Other matters	Objective B2.2.1 Infrastructure upgrade solutions need to be cost-effective and consider heritage (lava tunnels).
FS08	Foodstuffs North Island Limited	support in part/oppose in part	8.4	Martin and Margaret Evans	Approve the plan change with the amendments requested	Qualifying Matters	Policy B2.4.2(5) Restrict intensification where it is uneconomic to upgrade downstream infrastructure.
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.1	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.2	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.3	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	18.4	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS08	Foodstuffs North Island Limited	support in part	18.5	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS08	Foodstuffs North Island Limited	support in part	18.6	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS08	Foodstuffs North Island Limited	support in part	18.7	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS08	Foodstuffs North Island Limited	support in part	18.8	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS08	Foodstuffs North Island Limited	support in part	18.9	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS08	Foodstuffs North Island Limited	support in part	18.10	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS08	Foodstuffs North Island Limited	support in part	18.11	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS08	Foodstuffs North Island Limited	support in part	18.12	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS08	Foodstuffs North Island Limited	support in part	18.13	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.14	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.15	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.16	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.17	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.18	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.19	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.20	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.21	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.22	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.23	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.24	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.25	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.26	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.27	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.28	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.29	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.30	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.31	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.32	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.33	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.34	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.35	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.36	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.37	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.38	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.39	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.40	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.41	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.42	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.43	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.44	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.45	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.46	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.47	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.48	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.49	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS08	Foodstuffs North Island Limited	support in part/oppose in part	18.50	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part	22.1	Fletcher Residential Limited	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS08	Foodstuffs North Island Limited	support in part	22.2	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS08	Foodstuffs North Island Limited	support in part	22.3	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS08	Foodstuffs North Island Limited	support in part	22.4	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	22.5	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS08	Foodstuffs North Island Limited	support in part	22.6	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS08	Foodstuffs North Island Limited	support in part	22.7	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS08	Foodstuffs North Island Limited	support in part	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS08	Foodstuffs North Island Limited	support in part	22.9	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS08	Foodstuffs North Island Limited	support in part	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS08	Foodstuffs North Island Limited	support in part	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS08	Foodstuffs North Island Limited	support in part	22.12	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	22.13	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS08	Foodstuffs North Island Limited	support in part	22.14	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS08	Foodstuffs North Island Limited	support in part	22.15	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS08	Foodstuffs North Island Limited	support in part	22.16	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS08	Foodstuffs North Island Limited	support in part	22.17	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS08	Foodstuffs North Island Limited	support in part	22.18	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS08	Foodstuffs North Island Limited	support in part	22.19	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS08	Foodstuffs North Island Limited	support in part	22.20	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS08	Foodstuffs North Island Limited	support in part	22.21	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS08	Foodstuffs North Island Limited	support in part	22.22	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	22.23	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS08	Foodstuffs North Island Limited	support in part	22.24	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS08	Foodstuffs North Island Limited	support in part	22.25	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS08	Foodstuffs North Island Limited	support in part	22.26	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS08	Foodstuffs North Island Limited	support in part	22.27	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS08	Foodstuffs North Island Limited	support in part	22.28	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS08	Foodstuffs North Island Limited	support in part	22.29	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS08	Foodstuffs North Island Limited	support in part	22.30	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well-functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS08	Foodstuffs North Island Limited	support in part	22.31	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	22.32	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS08	Foodstuffs North Island Limited	support in part	22.33	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS08	Foodstuffs North Island Limited	support in part	22.34	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS08	Foodstuffs North Island Limited	support in part	22.35	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS08	Foodstuffs North Island Limited	support in part	23.1	Fulton Hogan Land Development	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS08	Foodstuffs North Island Limited	support in part	23.2	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS08	Foodstuffs North Island Limited	support in part	23.3	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS08	Foodstuffs North Island Limited	support in part	23.4	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS08	Foodstuffs North Island Limited	support in part	23.5	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS08	Foodstuffs North Island Limited	support in part	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS08	Foodstuffs North Island Limited	support in part	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS08	Foodstuffs North Island Limited	support in part	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS08	Foodstuffs North Island Limited	support in part	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS08	Foodstuffs North Island Limited	support in part	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS08	Foodstuffs North Island Limited	support in part	23.12	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS08	Foodstuffs North Island Limited	support in part	23.13	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS08	Foodstuffs North Island Limited	support in part	23.14	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	23.15	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS08	Foodstuffs North Island Limited	support in part	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS08	Foodstuffs North Island Limited	support in part	23.17	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS08	Foodstuffs North Island Limited	support in part	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS08	Foodstuffs North Island Limited	support in part	23.19	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS08	Foodstuffs North Island Limited	support in part	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS08	Foodstuffs North Island Limited	support in part	23.21	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS08	Foodstuffs North Island Limited	support in part	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS08	Foodstuffs North Island Limited	support in part	23.23	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS08	Foodstuffs North Island Limited	support in part	23.24	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS08	Foodstuffs North Island Limited	support in part	23.25	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	23.26	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre’s accessibility to public transport, commercial activity and social facilities;
FS08	Foodstuffs North Island Limited	support in part	23.27	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.6.2(1)as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improves resilience to the effects of climate change.
FS08	Foodstuffs North Island Limited	support in part	23.28	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS08	Foodstuffs North Island Limited	support in part	23.29	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS08	Foodstuffs North Island Limited	support in part	23.30	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well- functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS08	Foodstuffs North Island Limited	support in part	23.31	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS08	Foodstuffs North Island Limited	support in part	23.32	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the create amenity values for future generations of an area.
FS08	Foodstuffs North Island Limited	support in part	23.33	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS08	Foodstuffs North Island Limited	support in part	23.34	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	23.35	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS08	Foodstuffs North Island Limited	support in part	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS08	Foodstuffs North Island Limited	support in part	24.2	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B2 on resilience to the effects of climate change’
FS08	Foodstuffs North Island Limited	support in part	24.3	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B7 on resilience to the effects of climate change’
FS08	Foodstuffs North Island Limited	support in part	24.4	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B8 on resilience to the effects of climate change’
FS08	Foodstuffs North Island Limited	support in part	24.5	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B10 on resilience to the effects of climate change’
FS08	Foodstuffs North Island Limited	support in part	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.
FS08	Foodstuffs North Island Limited	support in part	24.7	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2 to address responsive planning and add a new policy to add specified criteria for significant development capacity.
FS08	Foodstuffs North Island Limited	support in part	24.8	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1 (1) as follows: (1) A quality compact urban form and well functioning urban environment that enables all of the following...
FS08	Foodstuffs North Island Limited	support in part	24.9	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete policy B2.2.2 (2) (aa) as follows: (aa) contribute to a well-functioning urban environment...
FS08	Foodstuffs North Island Limited	support in part	24.10	Kāinga Ora - Homes and Communities	Approve the plan change without any amendments	Well-functioning urban environment	Amend policy B2.2.2 (6) as follows: (6) Identify a hierarchy of centres that supports a quality compact urban form and contributes to a well-functioning urban environment:.....
FS08	Foodstuffs North Island Limited	support in part	24.11	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS08	Foodstuffs North Island Limited	support in part	24.13	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) as follows: (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters, which contribute to a well-functioning urban environment.
FS08	Foodstuffs North Island Limited	support in part	24.14	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) (note submission incorrectly refers to B2.4.2(1)) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters.
FS08	Foodstuffs North Island Limited	support in part	24.15	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Delete policy B2.4.2(4) (note the submission incorrectly refers to B2.4.2(2)) as follows: (4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and...
FS08	Foodstuffs North Island Limited	support in part	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS08	Foodstuffs North Island Limited	support in part	24.17	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: (b) that are subject to significant natural hazard risks including the effects of climate change on the frequency and extent of the natural hazards
FS08	Foodstuffs North Island Limited	support in part	24.18	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2)(c) as follows: (2) Industrial growth and activities are enabled in a manner that does all of the following... (c) manages conflicts between incompatible activities by applying relevant qualifying matters;
FS08	Foodstuffs North Island Limited	support in part	24.19	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B8.3.1(7) as follows: (7) In areas potentially affected by coastal hazards, including sea level rise over at least 100 years, subdivision, use and development avoid increasing the risk of social, environmental and economic harm.
FS08	Foodstuffs North Island Limited	support in part	24.20	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.4.2(1)(d) as follows: (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following... d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
FS08	Foodstuffs North Island Limited	support in part	24.21	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B10.2.1 (4) as follows: (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	24.22	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(2) as follows: (2) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.
FS08	Foodstuffs North Island Limited	support in part	24.23	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(6) as follows: (6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or
FS08	Foodstuffs North Island Limited	support in part	24.24	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.3.2.(2) as follows: (2) Manage the use and development of land for hazardous facilities: (a) so that such facilities are resilient to the effects of natural hazards, including sea level rise over at least 100 years...
FS08	Foodstuffs North Island Limited	support	25.1	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete Objective 2.2.1(1A)
FS08	Foodstuffs North Island Limited	support	25.2	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well functioning urban environment that enables all of the following:
FS08	Foodstuffs North Island Limited	support	25.3	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS08	Foodstuffs North Island Limited	support	25.4	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS08	Foodstuffs North Island Limited	support	25.5	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth...
FS08	Foodstuffs North Island Limited	support	25.6	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment...
FS08	Foodstuffs North Island Limited	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS08	Foodstuffs North Island Limited	support	25.8	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2(4) by adding the following: .....and avoid urbanisation outside these areas other than where it is consistent with development anticipated by a Future Urban zoning and any structure planning exercises that have been undertaken.
FS08	Foodstuffs North Island Limited	support	25.9	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support	25.10	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS08	Foodstuffs North Island Limited	support	25.11	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form;
FS08	Foodstuffs North Island Limited	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS08	Foodstuffs North Island Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS08	Foodstuffs North Island Limited	support	25.14	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1(1) as follows: (1) A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS08	Foodstuffs North Island Limited	support	25.15	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.3.2(1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a well-functioning urban environment and does all of the following:
FS08	Foodstuffs North Island Limited	support	25.16	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (x) contributes to the community's resilience to the effects of climate change. (f) Ffimproves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (g) provides for water reuse and rainwater collection and use
FS08	Foodstuffs North Island Limited	support	25.17	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS08	Foodstuffs North Island Limited	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS08	Foodstuffs North Island Limited	support	25.19	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend Objective 2.4.1(6) as follows: At least sSufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support	25.20	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(1) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS08	Foodstuffs North Island Limited	support	25.21	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.5.2 (2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well-functioning urban environment and the following:... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre;.. (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS08	Foodstuffs North Island Limited	support	25.22	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy 2.5.2(10A)
FS08	Foodstuffs North Island Limited	support	25.23	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form in is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS08	Foodstuffs North Island Limited	support	25.24	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by...
FS08	Foodstuffs North Island Limited	support	25.25	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS08	Foodstuffs North Island Limited	support	25.26	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment.
FS08	Foodstuffs North Island Limited	support in part	28.1	Oyster Capital	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS08	Foodstuffs North Island Limited	support in part	28.2	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS08	Foodstuffs North Island Limited	support in part	28.3	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS08	Foodstuffs North Island Limited	support in part	28.4	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	28.5	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS08	Foodstuffs North Island Limited	support in part	28.6	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS08	Foodstuffs North Island Limited	support in part	28.7	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS08	Foodstuffs North Island Limited	support in part	28.8	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS08	Foodstuffs North Island Limited	support in part	28.9	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS08	Foodstuffs North Island Limited	support in part	28.10	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS08	Foodstuffs North Island Limited	support in part	28.11	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS08	Foodstuffs North Island Limited	support in part	28.12	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	28.13	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS08	Foodstuffs North Island Limited	support in part	28.14	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS08	Foodstuffs North Island Limited	support in part	28.15	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS08	Foodstuffs North Island Limited	support in part	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS08	Foodstuffs North Island Limited	support in part	28.17	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS08	Foodstuffs North Island Limited	support in part	28.18	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS08	Foodstuffs North Island Limited	support in part	28.19	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS08	Foodstuffs North Island Limited	support in part	28.20	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS08	Foodstuffs North Island Limited	support in part	28.21	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ...have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS08	Foodstuffs North Island Limited	support in part	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	28.23	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS08	Foodstuffs North Island Limited	support in part	28.24	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS08	Foodstuffs North Island Limited	support in part	28.25	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS08	Foodstuffs North Island Limited	support in part	28.26	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS08	Foodstuffs North Island Limited	support in part	28.27	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS08	Foodstuffs North Island Limited	support in part	28.28	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS08	Foodstuffs North Island Limited	support in part	28.29	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS08	Foodstuffs North Island Limited	support in part	28.30	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well-functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS08	Foodstuffs North Island Limited	support in part	28.31	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	28.32	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS08	Foodstuffs North Island Limited	support in part	28.33	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS08	Foodstuffs North Island Limited	support in part	28.34	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS08	Foodstuffs North Island Limited	support in part	28.35	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.1	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.2	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.3	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.4	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.5	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.6	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	29.7	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS08	Foodstuffs North Island Limited	support in part	29.8	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS08	Foodstuffs North Island Limited	support in part	29.9	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS08	Foodstuffs North Island Limited	support in part	29.10	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS08	Foodstuffs North Island Limited	support in part	29.11	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS08	Foodstuffs North Island Limited	support in part	29.12	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS08	Foodstuffs North Island Limited	support in part	29.13	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS08	Foodstuffs North Island Limited	support in part	29.14	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS08	Foodstuffs North Island Limited	support in part	29.15	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part	29.16	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.17	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.18	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.19	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.20	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.21	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.22	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.23	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.24	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.25	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.26	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.27	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.28	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.29	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.30	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.31	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.32	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.33	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.34	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.35	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.36	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.37	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.38	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.39	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.40	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.41	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.42	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.43	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.44	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.45	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.46	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.47	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.48	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.49	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS08	Foodstuffs North Island Limited	support in part/oppose in part	29.50	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.1	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.2	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.3	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.4	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.5	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.6	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	31.7	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS08	Foodstuffs North Island Limited	support in part	31.8	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS08	Foodstuffs North Island Limited	support in part	31.9	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS08	Foodstuffs North Island Limited	support in part	31.10	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS08	Foodstuffs North Island Limited	support in part	31.11	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS08	Foodstuffs North Island Limited	support in part	31.12	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS08	Foodstuffs North Island Limited	support in part	31.13	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS08	Foodstuffs North Island Limited	support in part	31.14	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS08	Foodstuffs North Island Limited	support in part	31.15	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part	31.16	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.17	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.18	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.19	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.20	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.21	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.22	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.23	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.24	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.25	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.26	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.27	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.28	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.29	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.30	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.31	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.32	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.33	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.34	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.35	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.36	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.37	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.38	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.39	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.40	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.41	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.42	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.43	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.44	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.45	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.46	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.47	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.48	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.49	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS08	Foodstuffs North Island Limited	support in part/oppose in part	31.50	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.1	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.2	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.3	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.4	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.5	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.6	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	37.7	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS08	Foodstuffs North Island Limited	support in part	37.8	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS08	Foodstuffs North Island Limited	support in part	37.9	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS08	Foodstuffs North Island Limited	support in part	37.10	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS08	Foodstuffs North Island Limited	support in part	37.11	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS08	Foodstuffs North Island Limited	support in part	37.12	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS08	Foodstuffs North Island Limited	support in part	37.13	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS08	Foodstuffs North Island Limited	support in part	37.14	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS08	Foodstuffs North Island Limited	support in part	37.15	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part	37.16	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.17	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.18	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.19	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.20	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.21	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.22	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.23	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.24	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.25	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.26	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.27	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.28	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.29	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.30	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.31	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.32	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.33	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.34	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.35	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	37.36	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	37.37	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS08	Foodstuffs North Island Limited	support in part	37.38	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS08	Foodstuffs North Island Limited	support in part	37.39	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS08	Foodstuffs North Island Limited	support in part	37.40	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS08	Foodstuffs North Island Limited	support in part	37.41	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS08	Foodstuffs North Island Limited	support in part	37.42	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part	37.43	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part	37.44	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part	37.45	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS08	Foodstuffs North Island Limited	support in part	37.46	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	37.47	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part	37.48	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part	37.49	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS08	Foodstuffs North Island Limited	support in part	37.50	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	oppose in part	38.1	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Seek amendments to adequately implement the directions set out in the NPS-UD and matters raised in this submission.
FS08	Foodstuffs North Island Limited	oppose in part	38.2	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.1 to add issues for urban growth and form to include the links between urban growth and form and greenhouse gas emissions.
FS08	Foodstuffs North Island Limited	oppose in part	38.3	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Retain objective B2.2.1(1A)
FS08	Foodstuffs North Island Limited	oppose in part	38.4	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1 (1) to add as follows: (da) good accessibility for people between housing, jobs, community services, natural spaces, and open spaces, including by way of public and/or active transport; and
FS08	Foodstuffs North Island Limited	oppose in part	38.5	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.2.2(2) as follows: (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (g1) supporting reductions in greenhouse gas emissions (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	oppose in part	38.6	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 2.2.2(5) as follows: 5) Enable higher residential intensification: (a) in and around centres; (b) along identified corridors within high quality public transport corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities in locations with good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
FS08	Foodstuffs North Island Limited	oppose in part	38.7	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.2.2(7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (ba) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...] (cb) supporting reductions in greenhouse gas emissions
FS08	Foodstuffs North Island Limited	oppose in part	38.8	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2 to provide a new policy that addresses criteria for unanticipated or out of sequence development as directed in NPS UD 3.8(3).
FS08	Foodstuffs North Island Limited	oppose in part	38.9	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend Policies B2.4.2 to be more reflective of the residential zones and consistent with the NPS-UD.
FS08	Foodstuffs North Island Limited	oppose in part	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.
FS08	Foodstuffs North Island Limited	oppose in part	38.11	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies B2.4.2, amend wording to (3) as follows: Provide for medium residential intensities in all other urban residential areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS08	Foodstuffs North Island Limited	oppose in part	38.12	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.4.2 (5) as follows: (b) that are subject to significant natural hazard risks including where the effects of climate change on the frequency and extent of the natural hazards is being affected by climate change;
FS08	Foodstuffs North Island Limited	oppose in part	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	oppose in part	38.14	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B3.3.1as follows: (1) Effective, efficient and safe transport that:  (a) supports the ability movement of people, to access goods, and services, and activities; (b) integrates with and supports a well-functioning urban environment and quality compact urban form;... (e) facilitates transport choices, recognises different trip characteristics and enables good accessibility, including by way of public or active transport, and mobility for all sectors of the community: (f) is resilient to the likely current and future effects of climate change.
FS08	Foodstuffs North Island Limited	oppose in part	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by:... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS08	Foodstuffs North Island Limited	oppose in part	38.16	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS08	Foodstuffs North Island Limited	oppose in part	38.17	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B8.2.2.2
FS08	Foodstuffs North Island Limited	oppose in part	38.18	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Consideration of environmental indicators to monitor the effectiveness of any new objectives.
FS08	Foodstuffs North Island Limited	oppose in part	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support	45.1	KTW Systems LP	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.3.2(1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a quality built environment and well-functioning urban environment and does all of the following... (i) occurs only in areas where there is planned or existing infrastructure with no known capacity constraints.
FS08	Foodstuffs North Island Limited	support	45.2	KTW Systems LP	Approve the plan change without any amendments	Qualifying Matters	Retain objective B2.4.1(1A).
FS08	Foodstuffs North Island Limited	support	45.3	KTW Systems LP	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to add as follows: .... (ab) where there are known water, wastewater, or stormwater constraints, as identified on the planning maps; or...  where such intensification is inconsistent with the protection of the scheduled natural or physical resources, or with the avoidance or mitigation of the natural hazard risks.  OR in the alternative (5) Avoid intensification in areas:  (ab) where there are known water, wastewater, or stormwater constraints, as identified on the planning maps; or..... where such intensification is inconsistent with the protection of the scheduled natural or physical resources, or with the avoidance or mitigation of the natural hazard risks; or fails to recognise any identified qualifying matters (including known infrastructure constraints).
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.1	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.2	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.3	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.4	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/ oppose in part	56.5	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS08	Foodstuffs North Island Limited	support in part/ oppose in part	56.6	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS08	Foodstuffs North Island Limited	support in part/ oppose in part	56.7	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS08	Foodstuffs North Island Limited	support in part/ oppose in part	56.8	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS08	Foodstuffs North Island Limited	support in part/ oppose in part	56.9	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS08	Foodstuffs North Island Limited	support in part/ oppose in part	56.10	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS08	Foodstuffs North Island Limited	support in part/ oppose in part	56.11	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS08	Foodstuffs North Island Limited	support in part/ oppose in part	56.12	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS08	Foodstuffs North Island Limited	support in part/ oppose in part	56.13	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS08	Foodstuffs North Island Limited	support in part/ oppose in part	56.14	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	56.15	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part	56.16	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part	56.17	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS08	Foodstuffs North Island Limited	support in part	56.18	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS08	Foodstuffs North Island Limited	support in part	56.19	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS08	Foodstuffs North Island Limited	support in part	56.20	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS08	Foodstuffs North Island Limited	support in part	56.21	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS08	Foodstuffs North Island Limited	support in part	56.22	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS08	Foodstuffs North Island Limited	support in part	56.23	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS08	Foodstuffs North Island Limited	support in part	56.24	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.25	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.26	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.27	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.28	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.29	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.30	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.31	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.32	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.33	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.34	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.35	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.36	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.37	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.38	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.39	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.40	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.41	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.42	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.43	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	56.44	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	56.45	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS08	Foodstuffs North Island Limited	support in part	56.46	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part	56.47	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part	56.48	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part	56.49	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS08	Foodstuffs North Island Limited	support in part	56.50	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS08	Foodstuffs North Island Limited	support in part	57.1	Beachlands South Limited Partnership	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS08	Foodstuffs North Island Limited	support in part	57.2	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS08	Foodstuffs North Island Limited	support in part	57.3	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS08	Foodstuffs North Island Limited	support in part	57.4	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	57.5	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS08	Foodstuffs North Island Limited	support in part	57.6	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS08	Foodstuffs North Island Limited	support in part	57.7	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS08	Foodstuffs North Island Limited	support in part	57.8	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Retain Policy B2.2.2(4) as notified
FS08	Foodstuffs North Island Limited	support in part	57.9	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS08	Foodstuffs North Island Limited	support in part	57.10	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS08	Foodstuffs North Island Limited	support in part	57.11	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	57.12	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS08	Foodstuffs North Island Limited	support in part	57.13	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS08	Foodstuffs North Island Limited	support in part	57.14	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS08	Foodstuffs North Island Limited	support in part	57.15	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS08	Foodstuffs North Island Limited	support in part	57.16	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS08	Foodstuffs North Island Limited	support in part	57.17	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS08	Foodstuffs North Island Limited	support in part	57.18	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS08	Foodstuffs North Island Limited	support in part	57.19	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS08	Foodstuffs North Island Limited	support in part	57.20	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments.



Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part	57.21	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS08	Foodstuffs North Island Limited	support in part	57.22	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS08	Foodstuffs North Island Limited	support in part	57.23	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS08	Foodstuffs North Island Limited	support in part	57.24	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of placebased planning tools.
FS08	Foodstuffs North Island Limited	support in part	57.25	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS08	Foodstuffs North Island Limited	support in part	57.26	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS08	Foodstuffs North Island Limited	support in part	57.27	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS08	Foodstuffs North Island Limited	support in part/oppose in part	57.28	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1)as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to ilmpoves resilience to the effects of climate change.
FS08	Foodstuffs North Island Limited	support in part/oppose in part	57.29	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	57.30	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	57.31	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well- functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS08	Foodstuffs North Island Limited	support in part/oppose in part	57.32	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS08	Foodstuffs North Island Limited	support in part/oppose in part	57.33	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the create amenity values for future generations of an area. ...
FS08	Foodstuffs North Island Limited	support in part/oppose in part	57.34	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS08	Foodstuffs North Island Limited	support in part/oppose in part	57.35	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS08	Foodstuffs North Island Limited	support in part/oppose in part	57.36	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	8.1	Martin and Margaret Evans	Approve the plan change with the amendments requested	RPS Other matters	Objective B2.2.1 Infrastructure upgrade solutions need to be cost-effective and consider heritage (lava tunnels).
FS09	Kiwi Property Group Limited	support in part/oppose in part	8.4	Martin and Margaret Evans	Approve the plan change with the amendments requested	Qualifying Matters	Policy B2.4.2(5) Restrict intensification where it is uneconomic to upgrade downstream infrastructure.
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.1	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.2	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.3	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.4	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.5	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.6	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.7	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.8	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.9	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.10	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.11	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.12	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.13	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.14	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.15	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.16	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.17	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.18	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.19	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.20	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.21	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.22	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.23	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.24	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.25	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.26	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.27	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.28	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.29	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.30	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.31	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.32	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.33	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.34	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.35	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.36	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.37	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.38	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.39	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.40	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.41	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.42	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.43	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.44	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.45	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.46	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.47	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	18.48	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.49	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS09	Kiwi Property Group Limited	support in part/ oppose in part	18.50	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part	22.1	Fletcher Residential Limited	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS09	Kiwi Property Group Limited	support in part	22.2	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS09	Kiwi Property Group Limited	support in part	22.3	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS09	Kiwi Property Group Limited	support in part	22.4	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS09	Kiwi Property Group Limited	support in part	22.5	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS09	Kiwi Property Group Limited	support in part	22.6	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS09	Kiwi Property Group Limited	support in part	22.7	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS09	Kiwi Property Group Limited	support in part	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	22.9	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS09	Kiwi Property Group Limited	support in part	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS09	Kiwi Property Group Limited	support in part	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS09	Kiwi Property Group Limited	support in part	22.12	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS09	Kiwi Property Group Limited	support in part	22.13	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS09	Kiwi Property Group Limited	support in part	22.14	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS09	Kiwi Property Group Limited	support in part	22.15	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS09	Kiwi Property Group Limited	support in part	22.16	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS09	Kiwi Property Group Limited	support in part	22.17	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS09	Kiwi Property Group Limited	support in part	22.18	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	22.19	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS09	Kiwi Property Group Limited	support in part	22.20	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS09	Kiwi Property Group Limited	support in part	22.21	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS09	Kiwi Property Group Limited	support in part	22.22	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS09	Kiwi Property Group Limited	support in part	22.23	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS09	Kiwi Property Group Limited	support in part	22.24	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS09	Kiwi Property Group Limited	support in part	22.25	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS09	Kiwi Property Group Limited	support in part	22.26	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS09	Kiwi Property Group Limited	support in part	22.27	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	22.28	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS09	Kiwi Property Group Limited	support in part	22.29	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS09	Kiwi Property Group Limited	support in part	22.30	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well- functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS09	Kiwi Property Group Limited	support in part	22.31	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS09	Kiwi Property Group Limited	support in part	22.32	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the create amenity values for future generations of an area.
FS09	Kiwi Property Group Limited	support in part	22.33	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS09	Kiwi Property Group Limited	support in part	22.34	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS09	Kiwi Property Group Limited	support in part	22.35	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS09	Kiwi Property Group Limited	support in part	23.1	Fulton Hogan Land Development	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS09	Kiwi Property Group Limited	support in part	23.2	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS09	Kiwi Property Group Limited	support in part	23.3	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	23.4	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS09	Kiwi Property Group Limited	support in part	23.5	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS09	Kiwi Property Group Limited	support in part	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, linclude at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS09	Kiwi Property Group Limited	support in part	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS09	Kiwi Property Group Limited	support in part	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS09	Kiwi Property Group Limited	support in part	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS09	Kiwi Property Group Limited	support in part	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS09	Kiwi Property Group Limited	support in part	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	23.12	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS09	Kiwi Property Group Limited	support in part	23.13	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS09	Kiwi Property Group Limited	support in part	23.14	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS09	Kiwi Property Group Limited	support in part	23.15	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS09	Kiwi Property Group Limited	support in part	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS09	Kiwi Property Group Limited	support in part	23.17	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS09	Kiwi Property Group Limited	support in part	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS09	Kiwi Property Group Limited	support in part	23.19	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS09	Kiwi Property Group Limited	support in part	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS09	Kiwi Property Group Limited	support in part	23.21	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS09	Kiwi Property Group Limited	support in part	23.23	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS09	Kiwi Property Group Limited	support in part	23.24	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS09	Kiwi Property Group Limited	support in part	23.25	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS09	Kiwi Property Group Limited	support in part	23.26	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS09	Kiwi Property Group Limited	support in part	23.27	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS09	Kiwi Property Group Limited	support in part	23.28	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS09	Kiwi Property Group Limited	support in part	23.29	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS09	Kiwi Property Group Limited	support in part	23.30	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well- functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	23.31	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS09	Kiwi Property Group Limited	support in part	23.32	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the create amenity values for future generations of an area.
FS09	Kiwi Property Group Limited	support in part	23.33	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS09	Kiwi Property Group Limited	support in part	23.34	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS09	Kiwi Property Group Limited	support in part	23.35	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS09	Kiwi Property Group Limited	support in part	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS09	Kiwi Property Group Limited	support in part	24.2	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B2 on resilience to the effects of climate change’
FS09	Kiwi Property Group Limited	support in part	24.3	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B7 on resilience to the effects of climate change’
FS09	Kiwi Property Group Limited	support in part	24.4	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B8 on resilience to the effects of climate change’
FS09	Kiwi Property Group Limited	support in part	24.5	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B10 on resilience to the effects of climate change’
FS09	Kiwi Property Group Limited	support in part	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	24.7	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2 to address responsive planning and add a new policy to add specified criteria for significant development capacity.
FS09	Kiwi Property Group Limited	support in part	24.8	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1 (1) as follows: (1) A quality compact urban form and well functioning urban environment that enables all of the following...
FS09	Kiwi Property Group Limited	support in part	24.9	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete policy B2.2.2 (2) (aa) as follows: (aa) contribute to a well-functioning urban environment...
FS09	Kiwi Property Group Limited	support in part	24.10	Kāinga Ora - Homes and Communities	Approve the plan change without any amendments	Well-functioning urban environment	Amend policy B2.2.2 (6) as follows: (6) Identify a hierarchy of centres that supports a quality compact urban form and contributes to a well-functioning urban environment:.....
FS09	Kiwi Property Group Limited	support in part	24.11	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following
FS09	Kiwi Property Group Limited	support in part	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS09	Kiwi Property Group Limited	support in part	24.13	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) as follows: (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters, which contribute to a well-functioning urban environment.
FS09	Kiwi Property Group Limited	support in part	24.14	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) (note submission incorrectly refers to B2.4.2(1)) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters.
FS09	Kiwi Property Group Limited	support in part	24.15	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Delete policy B2.4.2(4) (note the submission incorrectly refers to B2.4.2(2)) as follows: (4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and...
FS09	Kiwi Property Group Limited	support in part	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS09	Kiwi Property Group Limited	support in part	24.17	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: (b) that are subject to significant natural hazard risks including the effects of climate change on the frequency and extent of the natural hazards



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FS09	Kiwi Property Group Limited	support in part	24.18	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2)(c) as follows: (2) Industrial growth and activities are enabled in a manner that does all of the following... (c) manages conflicts between incompatible activities by applying relevant qualifying matters;
FS09	Kiwi Property Group Limited	support in part	24.19	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B8.3.1(7) as follows: (7) In areas potentially affected by coastal hazards, including sea level rise over at least 100 years, subdivision, use and development avoid increasing the risk of social, environmental and economic harm.
FS09	Kiwi Property Group Limited	support in part	24.20	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.4.2(1)(d) as follows: (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following... d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
FS09	Kiwi Property Group Limited	support in part	24.21	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B10.2.1 (4) as follows: (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.
FS09	Kiwi Property Group Limited	support in part	24.22	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(2) as follows: (2) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.
FS09	Kiwi Property Group Limited	support in part	24.23	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(6) as follows: (6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or
FS09	Kiwi Property Group Limited	support in part	24.24	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.3.2.(2) as follows: (2) Manage the use and development of land for hazardous facilities: (a) so that such facilities are resilient to the effects of natural hazards, including sea level rise over at least 100 years...
FS09	Kiwi Property Group Limited	support	25.1	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete Objective 2.2.1(1A)
FS09	Kiwi Property Group Limited	support	25.2	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well functioning urban environment that enables all of the following:
FS09	Kiwi Property Group Limited	support	25.3	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS09	Kiwi Property Group Limited	support	25.4	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS09	Kiwi Property Group Limited	support	25.5	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support	25.6	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment...
FS09	Kiwi Property Group Limited	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS09	Kiwi Property Group Limited	support	25.8	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2(4) by adding the following: .....and avoid urbanisation outside these areas other than where it is consistent with development anticipated by a Future Urban zoning and any structure planning exercises that have been undertaken.
FS09	Kiwi Property Group Limited	support	25.9	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:
FS09	Kiwi Property Group Limited	support	25.10	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS09	Kiwi Property Group Limited	support	25.11	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form;
FS09	Kiwi Property Group Limited	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS09	Kiwi Property Group Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS09	Kiwi Property Group Limited	support	25.14	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1(1) as follows: (1) A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS09	Kiwi Property Group Limited	support	25.15	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.3.2(1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a well-functioning urban environment and does all of the following:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support	25.16	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (x) contributes to the community's resilience to the effects of climate change. (f) Fimproves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (g) provides for water reuse and rainwater collection and use
FS09	Kiwi Property Group Limited	support	25.17	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS09	Kiwi Property Group Limited	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS09	Kiwi Property Group Limited	support	25.19	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend Objective 2.4.1(6) as follows: At least sSufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:
FS09	Kiwi Property Group Limited	support	25.20	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(1) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS09	Kiwi Property Group Limited	support	25.21	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.5.2 (2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well-functioning urban environment and the following:.. (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre;.. (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS09	Kiwi Property Group Limited	support	25.22	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy 2.5.2(10A)
FS09	Kiwi Property Group Limited	support	25.23	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form in is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS09	Kiwi Property Group Limited	support	25.24	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by...
FS09	Kiwi Property Group Limited	support	25.25	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support	25.26	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment.
FS09	Kiwi Property Group Limited	support in part	28.1	Oyster Capital	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS09	Kiwi Property Group Limited	support in part	28.2	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS09	Kiwi Property Group Limited	support in part	28.3	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS09	Kiwi Property Group Limited	support in part	28.4	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS09	Kiwi Property Group Limited	support in part	28.5	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS09	Kiwi Property Group Limited	support in part	28.6	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS09	Kiwi Property Group Limited	support in part	28.7	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS09	Kiwi Property Group Limited	support in part	28.8	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS09	Kiwi Property Group Limited	support in part	28.9	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	28.10	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS09	Kiwi Property Group Limited	support in part	28.11	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS09	Kiwi Property Group Limited	support in part	28.12	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS09	Kiwi Property Group Limited	support in part	28.13	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS09	Kiwi Property Group Limited	support in part	28.14	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS09	Kiwi Property Group Limited	support in part	28.15	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS09	Kiwi Property Group Limited	support in part	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS09	Kiwi Property Group Limited	support in part	28.17	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS09	Kiwi Property Group Limited	support in part	28.18	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	28.19	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS09	Kiwi Property Group Limited	support in part	28.20	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS09	Kiwi Property Group Limited	support in part	28.21	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS09	Kiwi Property Group Limited	support in part	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS09	Kiwi Property Group Limited	support in part	28.23	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS09	Kiwi Property Group Limited	support in part	28.24	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS09	Kiwi Property Group Limited	support in part	28.25	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS09	Kiwi Property Group Limited	support in part	28.26	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	28.27	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS09	Kiwi Property Group Limited	support in part	28.28	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS09	Kiwi Property Group Limited	support in part	28.29	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS09	Kiwi Property Group Limited	support in part	28.30	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well-functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS09	Kiwi Property Group Limited	support in part	28.31	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS09	Kiwi Property Group Limited	support in part	28.32	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS09	Kiwi Property Group Limited	support in part	28.33	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS09	Kiwi Property Group Limited	support in part	28.34	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS09	Kiwi Property Group Limited	support in part	28.35	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS09	Kiwi Property Group Limited	support in part/oppose in part	29.1	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.2	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.3	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.4	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.5	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.6	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.7	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.8	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.9	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.10	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.11	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.12	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.13	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.14	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.15	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.16	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.17	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.18	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.19	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.20	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.21	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.22	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.23	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.24	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.25	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.26	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.27	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.28	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.29	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.30	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.31	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	29.32	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	29.33	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS09	Kiwi Property Group Limited	support in part/oppose in part	29.34	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS09	Kiwi Property Group Limited	support in part/oppose in part	29.35	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	29.36	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS09	Kiwi Property Group Limited	support in part/oppose in part	29.37	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS09	Kiwi Property Group Limited	support in part/oppose in part	29.38	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	29.39	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	29.40	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	29.41	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.42	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.43	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.44	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.45	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.46	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.47	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.48	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.49	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS09	Kiwi Property Group Limited	support in part/ oppose in part	29.50	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	31.1	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	31.2	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/ oppose in part	31.3	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	31.4	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS09	Kiwi Property Group Limited	support in part/ oppose in part	31.5	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	31.6	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS09	Kiwi Property Group Limited	support in part/ oppose in part	31.7	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS09	Kiwi Property Group Limited	support in part/ oppose in part	31.8	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS09	Kiwi Property Group Limited	support in part/ oppose in part	31.9	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS09	Kiwi Property Group Limited	support in part/ oppose in part	31.10	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/ oppose in part	31.11	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.12	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.13	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.14	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.15	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.16	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.17	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.18	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.19	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.20	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.21	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.22	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.23	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.24	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.25	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.26	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.27	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.28	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.29	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.30	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.31	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.32	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.33	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.34	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.35	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.36	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.37	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.38	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.39	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.40	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.41	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.42	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.43	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.44	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.45	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.46	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.47	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.48	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.49	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS09	Kiwi Property Group Limited	support in part/oppose in part	31.50	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.1	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.2	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.3	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.4	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.5	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.6	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.7	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.8	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.9	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.10	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.11	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.12	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.13	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.14	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.15	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.16	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.17	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.18	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.19	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.20	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.21	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.22	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.23	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.24	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.25	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.26	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.27	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.28	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.29	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.30	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	37.31	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.32	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.33	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.34	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.35	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.36	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.37	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.38	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.39	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.40	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.41	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.42	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.43	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.44	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.45	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.46	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.47	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.48	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.49	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS09	Kiwi Property Group Limited	support in part/ oppose in part	37.50	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	oppose in part	38.1	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Seek amendments to adequately implement the directions set out in the NPS-UD and matters raised in this submission.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	oppose in part	38.2	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.1 to add issues for urban growth and form to include the links between urban growth and form and greenhouse gas emissions.
FS09	Kiwi Property Group Limited	oppose in part	38.3	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Retain objective B2.2.1(1A)
FS09	Kiwi Property Group Limited	oppose in part	38.4	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1 (1) to add as follows: (da) good accessibility for people between housing, jobs, community services, natural spaces, and open spaces, including by way of public and/or active transport; and
FS09	Kiwi Property Group Limited	oppose in part	38.5	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.2.2(2) as follows: (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that... (g1) supporting reductions in greenhouse gas emissions (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and...
FS09	Kiwi Property Group Limited	oppose in part	38.6	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 2.2.2(5) as follows: 5) Enable higher residential intensification: (a) in and around centres; (b) along identified corridors within high quality public transport corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities in locations with good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
FS09	Kiwi Property Group Limited	oppose in part	38.7	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.2.2(7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (ba) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...] (cb) supporting reductions in greenhouse gas emissions
FS09	Kiwi Property Group Limited	oppose in part	38.8	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2 to provide a new policy that addresses criteria for unanticipated or out of sequence development as directed in NPS UD 3.8(3).
FS09	Kiwi Property Group Limited	oppose in part	38.9	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend Policies B2.4.2 to be more reflective of the residential zones and consistent with the NPS-UD.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	oppose in part	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.
FS09	Kiwi Property Group Limited	oppose in part	38.11	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies B2.4.2, amend wording to (3) as follows: Provide for medium residential intensities in all other urban residential areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS09	Kiwi Property Group Limited	oppose in part	38.12	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.4.2 (5) as follows: (b) that are subject to significant natural hazard risks including where the effects of climate change on the frequency and extent of the natural hazards is being affected by climate change;
FS09	Kiwi Property Group Limited	oppose in part	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS09	Kiwi Property Group Limited	oppose in part	38.14	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B3.3.1as follows: (1) Effective, efficient and safe transport that:  (a) supports the ability movement of people, to access goods, and services, and activities; (b) integrates with and supports a well-functioning urban environment and quality compact urban form;... (e) facilitates transport choices, recognises different trip characteristics and enables good accessibility, including by way of public or active transport, and mobility for all sectors of the community: (f) is resilient to the likely current and future effects of climate change.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	oppose in part	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by:... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS09	Kiwi Property Group Limited	oppose in part	38.16	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS09	Kiwi Property Group Limited	oppose in part	38.17	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B8.2.2.2
FS09	Kiwi Property Group Limited	oppose in part	38.18	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Consideration of environmental indicators to monitor the effectiveness of any new objectives.
FS09	Kiwi Property Group Limited	oppose in part	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.
FS09	Kiwi Property Group Limited	support	45.1	KTW Systems LP	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.3.2(1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a quality built environment and well-functioning urban environment and does all of the following... (i) occurs only in areas where there is planned or existing infrastructure with no known capacity constraints.
FS09	Kiwi Property Group Limited	support	45.2	KTW Systems LP	Approve the plan change without any amendments	Qualifying Matters	Retain objective B2.4.1(1A).

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support	45.3	KTW Systems LP	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to add as follows: .... (ab) where there are known water, wastewater, or stormwater constraints, as identified on the planning maps; or...  where such intensification is inconsistent with the protection of the scheduled natural or physical resources, or with the avoidance or mitigation of the natural hazard risks.  OR in the alternative (5) Avoid intensification in areas:  (ab) where there are known water, wastewater, or stormwater constraints, as identified on the planning maps; or..... where such intensification is inconsistent with the protection of the scheduled natural or physical resources, or with the avoidance or mitigation of the natural hazard risks; or fails to recognise any identified qualifying matters (including known infrastructure constraints).
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.1	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.2	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.3	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.4	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.5	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.6	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	56.7	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS09	Kiwi Property Group Limited	support in part/ oppose in part	56.8	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS09	Kiwi Property Group Limited	support in part/ oppose in part	56.9	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS09	Kiwi Property Group Limited	support in part/ oppose in part	56.10	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/ oppose in part	56.11	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	56.12	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	56.13	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	56.14	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS09	Kiwi Property Group Limited	support in part/ oppose in part	56.15	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/ oppose in part	56.16	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.17	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.18	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.19	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.20	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.21	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.22	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.23	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.24	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.25	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.26	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.27	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.28	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.29	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.30	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.31	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.32	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.33	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.34	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.35	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.36	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.37	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.38	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.39	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.40	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.41	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.42	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.43	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.44	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.45	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.46	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.47	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.48	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.49	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS09	Kiwi Property Group Limited	support in part/oppose in part	56.50	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part	57.1	Beachlands South Limited Partnership	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS09	Kiwi Property Group Limited	support in part	57.2	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS09	Kiwi Property Group Limited	support in part	57.3	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part	57.4	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS09	Kiwi Property Group Limited	support in part	57.5	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS09	Kiwi Property Group Limited	support in part	57.6	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	57.7	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS09	Kiwi Property Group Limited	support in part	57.8	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Retain Policy B2.2.2(4) as notified
FS09	Kiwi Property Group Limited	support in part	57.9	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS09	Kiwi Property Group Limited	support in part	57.10	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS09	Kiwi Property Group Limited	support in part	57.11	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS09	Kiwi Property Group Limited	support in part	57.12	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS09	Kiwi Property Group Limited	support in part	57.13	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS09	Kiwi Property Group Limited	support in part	57.14	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	57.15	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS09	Kiwi Property Group Limited	support in part	57.16	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS09	Kiwi Property Group Limited	support in part	57.17	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS09	Kiwi Property Group Limited	support in part	57.18	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS09	Kiwi Property Group Limited	support in part	57.19	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS09	Kiwi Property Group Limited	support in part	57.20	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments.
FS09	Kiwi Property Group Limited	support in part	57.21	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS09	Kiwi Property Group Limited	support in part	57.22	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ...have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS09	Kiwi Property Group Limited	support in part	57.23	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS09	Kiwi Property Group Limited	support in part	57.24	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of placebased planning tools.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	57.25	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS09	Kiwi Property Group Limited	support in part	57.26	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS09	Kiwi Property Group Limited	support in part	57.27	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre’s accessibility to public transport, commercial activity and social facilities;
FS09	Kiwi Property Group Limited	support in part	57.28	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS09	Kiwi Property Group Limited	support in part	57.29	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS09	Kiwi Property Group Limited	support in part	57.30	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS09	Kiwi Property Group Limited	support in part	57.31	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well- functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS09	Kiwi Property Group Limited	support in part	57.32	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS09	Kiwi Property Group Limited	support in part	57.33	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the create amenity values for future generations of an area. ...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part	57.34	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS09	Kiwi Property Group Limited	support in part	57.35	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS09	Kiwi Property Group Limited	support in part	57.36	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS09	Kiwi Property Group Limited	support in part/opp	80.1	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS09	Kiwi Property Group Limited	support in part/opp	80.2	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/opp	80.3	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS09	Kiwi Property Group Limited	support in part/opp	80.4	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS09	Kiwi Property Group Limited	support in part/opp	80.5	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS09	Kiwi Property Group Limited	support in part/opp	80.6	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS09	Kiwi Property Group Limited	support in part/opp	80.7	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.8	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.9	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.10	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.11	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.12	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.13	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.14	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.15	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.16	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.17	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.18	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.19	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.20	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.21	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.22	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.23	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.24	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.25	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.26	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.27	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.28	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.29	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.30	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.31	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.32	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.33	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.34	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.35	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.36	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.37	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.38	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.39	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.40	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.41	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.42	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.43	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.44	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.45	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.46	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/oppose in part	80.47	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS09	Kiwi Property Group Limited	support in part/ oppose in part	80.48	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS09	Kiwi Property Group Limited	support in part/ oppose in part	80.49	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS09	Kiwi Property Group Limited	support in part/ oppose in part	80.50	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS10	Russell Don	support	10.8	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	B2.9 Para 6 Either delete the proposed reference to a well functioning urban environment in paragraph 6 or better integrate the reference into the paragraph so that it does not read like an afterthought.
FS10	Russell Don	support	22.23	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS10	Russell Don	support in part	48.2	Motu Design	Approve the plan change with the amendments requested	Qualifying Matters	Reference to a greater range of qualifying matters to include other matters that support the local identity, character, and quality of areas where there is a public benefit. This should include areas adjoining and supporting places of high amenity and/or landscape value. Including volcanic landscape, ecological corridors, and premium public spaces (inclusive of some streets and beaches) of local and/or regional significance.
FS10	Russell Don	oppose	38.8	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2 to provide a new policy that addresses criteria for unanticipated or out of sequence development as directed in NPS UD 3.8(3).
FS10	Russell Don	support in part	38.2	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.1 to add issues for urban growth and form to include the links between urban growth and form and greenhouse gas emissions.
FS10	Russell Don	support in part	38.5	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.2.2(2) as follows: (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that:... (g1) supporting reductions in greenhouse gas emissions (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and...



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS10	Russell Don	oppose	38.7	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.2.2(7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (ba) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...] (cb) supporting reductions in greenhouse gas emissions
FS11	The Kilns Limited	support	10.8	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	B2.9 Para 6 Either delete the proposed reference to a well functioning urban environment in paragraph 6 or better integrate the reference into the paragraph so that it does not read like an afterthought.
FS11	The Kilns Limited	support	22.24	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS11	The Kilns Limited	support in part	48.2	Motu Design	Approve the plan change with the amendments requested	Qualifying Matters	Reference to a greater range of qualifying matters to include other matters that support the local identity, character, and quality of areas where there is a public benefit. This should include areas adjoining and supporting places of high amenity and/or landscape value. Including volcanic landscape, ecological corridors, and premium public spaces (inclusive of some streets and beaches) of local and/or regional significance.
FS11	The Kilns Limited	oppose	38.8	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2 to provide a new policy that addresses criteria for unanticipated or out of sequence development as directed in NPS UD 3.8(3).
FS11	The Kilns Limited	support in part	38.2	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.1 to add issues for urban growth and form to include the links between urban growth and form and greenhouse gas emissions.
FS11	The Kilns Limited	support in part	38.5	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.2.2(2) as follows: (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (g1) supporting reductions in greenhouse gas emissions (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and...
FS11	The Kilns Limited	oppose	38.7	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.2.2(7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (ba) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...] (cb) supporting reductions in greenhouse gas emissions
FS12	Drive Holdings Limited	support in part/oppose in part	8.1	Martin and Margaret Evans	Approve the plan change with the amendments requested	RPS Other matters	Objective B2.2.1 Infrastructure upgrade solutions need to be cost-effective and consider heritage (lava tunnels).

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	8.4	Martin and Margaret Evans	Approve the plan change with the amendments requested	Qualifying Matters	Policy B2.4.2(5) Restrict intensification where it is uneconomic to upgrade downstream infrastructure.
FS12	Drive Holdings Limited	support in part	18.1	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS12	Drive Holdings Limited	support in part	18.2	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS12	Drive Holdings Limited	support in part	18.3	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS12	Drive Holdings Limited	support in part	18.4	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS12	Drive Holdings Limited	support in part	18.5	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS12	Drive Holdings Limited	support in part	18.6	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS12	Drive Holdings Limited	support in part	18.7	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS12	Drive Holdings Limited	support in part	18.8	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS12	Drive Holdings Limited	support in part	18.9	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/ oppose in part	18.10	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS12	Drive Holdings Limited	support in part/ oppose in part	18.11	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS12	Drive Holdings Limited	support in part/ oppose in part	18.12	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS12	Drive Holdings Limited	support in part/ oppose in part	18.13	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS12	Drive Holdings Limited	support in part/ oppose in part	18.14	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS12	Drive Holdings Limited	support in part/ oppose in part	18.15	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part/ oppose in part	18.16	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part/ oppose in part	18.17	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS12	Drive Holdings Limited	support in part/ oppose in part	18.18	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS12	Drive Holdings Limited	support in part/ oppose in part	18.19	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	18.20	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS12	Drive Holdings Limited	support in part	18.21	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part	18.22	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS12	Drive Holdings Limited	support in part	18.23	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS12	Drive Holdings Limited	support in part	18.24	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS12	Drive Holdings Limited	support in part	18.25	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS12	Drive Holdings Limited	support in part	18.26	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS12	Drive Holdings Limited	support in part	18.27	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS12	Drive Holdings Limited	support in part	18.28	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS12	Drive Holdings Limited	support in part	18.29	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/oppose in part	18.30	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	18.31	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	18.32	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	18.33	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS12	Drive Holdings Limited	support in part/oppose in part	18.34	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS12	Drive Holdings Limited	support in part/oppose in part	18.35	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS12	Drive Holdings Limited	support in part/oppose in part	18.36	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS12	Drive Holdings Limited	support in part/oppose in part	18.37	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS12	Drive Holdings Limited	support in part/oppose in part	18.38	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	18.39	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/oppose in part	18.40	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS12	Drive Holdings Limited	support	18.41	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS12	Drive Holdings Limited	support in part/oppose in part	18.42	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	18.43	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	18.44	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support	18.45	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS12	Drive Holdings Limited	support in part/oppose in part	18.46	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	18.47	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	18.48	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	18.49	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	18.50	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part	22.1	Fletcher Residential Limited	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS12	Drive Holdings Limited	support in part	22.2	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS12	Drive Holdings Limited	support in part	22.3	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS12	Drive Holdings Limited	support in part	22.4	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS12	Drive Holdings Limited	support in part	22.5	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS12	Drive Holdings Limited	support in part	22.6	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS12	Drive Holdings Limited	support in part	22.7	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS12	Drive Holdings Limited	support in part	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS12	Drive Holdings Limited	support in part	22.9	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS12	Drive Holdings Limited	support in part	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS12	Drive Holdings Limited	support in part	22.12	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS12	Drive Holdings Limited	support in part	22.13	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS12	Drive Holdings Limited	support in part	22.14	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS12	Drive Holdings Limited	support in part	22.15	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS12	Drive Holdings Limited	support in part	22.16	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS12	Drive Holdings Limited	support in part	22.17	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS12	Drive Holdings Limited	support in part	22.18	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS12	Drive Holdings Limited	support in part	22.19	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	22.20	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS12	Drive Holdings Limited	support in part	22.21	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS12	Drive Holdings Limited	support in part	22.22	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS12	Drive Holdings Limited	support in part	22.23	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS12	Drive Holdings Limited	support in part	22.24	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS12	Drive Holdings Limited	support in part	22.25	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS12	Drive Holdings Limited	support in part	22.26	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS12	Drive Holdings Limited	support in part	22.27	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS12	Drive Holdings Limited	support in part	22.28	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	22.29	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS12	Drive Holdings Limited	support in part	22.30	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well- functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS12	Drive Holdings Limited	support in part	22.31	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS12	Drive Holdings Limited	support in part	22.32	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the create amenity values for future generations of an area.
FS12	Drive Holdings Limited	support in part	22.33	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS12	Drive Holdings Limited	support in part	22.34	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS12	Drive Holdings Limited	support in part	22.35	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS12	Drive Holdings Limited	support in part	23.1	Fulton Hogan Land Development	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS12	Drive Holdings Limited	support in part	23.2	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS12	Drive Holdings Limited	support in part	23.3	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS12	Drive Holdings Limited	support in part	23.4	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	23.5	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS12	Drive Holdings Limited	support in part	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS12	Drive Holdings Limited	support in part	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS12	Drive Holdings Limited	support in part	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS12	Drive Holdings Limited	support in part	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS12	Drive Holdings Limited	support in part	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS12	Drive Holdings Limited	support in part	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS12	Drive Holdings Limited	support in part	23.12	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	23.13	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS12	Drive Holdings Limited	support in part	23.14	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS12	Drive Holdings Limited	support in part	23.15	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS12	Drive Holdings Limited	support in part	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS12	Drive Holdings Limited	support in part	23.17	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS12	Drive Holdings Limited	support in part	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS12	Drive Holdings Limited	support in part	23.19	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS12	Drive Holdings Limited	support in part	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS12	Drive Holdings Limited	support in part	23.21	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS12	Drive Holdings Limited	support in part	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	23.23	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS12	Drive Holdings Limited	support in part	23.24	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS12	Drive Holdings Limited	support in part	23.25	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS12	Drive Holdings Limited	support in part	23.26	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS12	Drive Holdings Limited	support in part	23.27	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS12	Drive Holdings Limited	support in part	23.28	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS12	Drive Holdings Limited	support in part	23.29	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS12	Drive Holdings Limited	support in part	23.30	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well-functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS12	Drive Holdings Limited	support in part	23.31	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	23.32	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS12	Drive Holdings Limited	support in part	23.33	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS12	Drive Holdings Limited	support in part	23.34	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS12	Drive Holdings Limited	support in part	23.35	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS12	Drive Holdings Limited	support in part	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference "a well-functioning urban environment" and delete unnecessarily repetitious references.
FS12	Drive Holdings Limited	support in part	24.2	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B2 on resilience to the effects of climate change'
FS12	Drive Holdings Limited	support in part	24.3	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B7 on resilience to the effects of climate change'
FS12	Drive Holdings Limited	support in part	24.4	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B8 on resilience to the effects of climate change'
FS12	Drive Holdings Limited	support in part	24.5	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B10 on resilience to the effects of climate change'
FS12	Drive Holdings Limited	support in part	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.
FS12	Drive Holdings Limited	support in part	24.7	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2 to address responsive planning and add a new policy to add specified criteria for significant development capacity.
FS12	Drive Holdings Limited	support in part	24.8	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1 (1) as follows: (1) A quality compact urban form and well functioning urban environment that enables all of the following...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	24.9	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete policy B2.2.2 (2) (aa) as follows: (aa) contribute to a well-functioning urban environment...
FS12	Drive Holdings Limited	support in part	24.10	Kāinga Ora - Homes and Communities	Approve the plan change without any amendments	Well-functioning urban environment	Amend policy B2.2.2 (6) as follows: (6) Identify a hierarchy of centres that supports a quality compact urban form and contributes to a well-functioning urban environment:.....
FS12	Drive Holdings Limited	support in part	24.11	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following
FS12	Drive Holdings Limited	support in part	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS12	Drive Holdings Limited	support in part	24.13	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) as follows: (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters, which contribute to a well-functioning urban environment.
FS12	Drive Holdings Limited	support in part	24.14	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) (note submission incorrectly refers to B2.4.2(1)) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters.
FS12	Drive Holdings Limited	support in part	24.15	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Delete policy B2.4.2(4) (note the submission incorrectly refers to B2.4.2(2)) as follows: (4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and...
FS12	Drive Holdings Limited	support in part	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS12	Drive Holdings Limited	support in part	24.17	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: (b) that are subject to significant natural hazard risks including the effects of climate change on the frequency and extent of the natural hazards
FS12	Drive Holdings Limited	support in part	24.18	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2)(c) as follows: (2) Industrial growth and activities are enabled in a manner that does all of the following... (c) manages conflicts between incompatible activities by applying relevant qualifying matters;
FS12	Drive Holdings Limited	support	24.19	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B8.3.1(7) as follows: (7) In areas potentially affected by coastal hazards, including sea level rise over at least 100 years, subdivision, use and development avoid increasing the risk of social, environmental and economic harm.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support	24.20	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.4.2(1)(d) as follows: (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following... d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
FS12	Drive Holdings Limited	support	24.21	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B10.2.1 (4) as follows: (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.
FS12	Drive Holdings Limited	support	24.22	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(2) as follows: (2) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.
FS12	Drive Holdings Limited	support	24.23	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(6) as follows: (6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or
FS12	Drive Holdings Limited	support	24.24	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.3.2.(2) as follows: (2) Manage the use and development of land for hazardous facilities: (a) so that such facilities are resilient to the effects of natural hazards, including sea level rise over at least 100 years...
FS12	Drive Holdings Limited	support	25.1	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete Objective 2.2.1(1A)
FS12	Drive Holdings Limited	support	25.2	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well functioning urban environment that enables all of the following:
FS12	Drive Holdings Limited	support	25.3	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS12	Drive Holdings Limited	support	25.4	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS12	Drive Holdings Limited	support	25.5	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth...
FS12	Drive Holdings Limited	support	25.6	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment...



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FS12	Drive Holdings Limited	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS12	Drive Holdings Limited	support	25.8	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2(4) by adding the following: .....and avoid urbanisation outside these areas other than where it is consistent with development anticipated by a Future Urban zoning and any structure planning exercises that have been undertaken.
FS12	Drive Holdings Limited	support	25.9	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:
FS12	Drive Holdings Limited	support	25.10	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS12	Drive Holdings Limited	support	25.11	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form;
FS12	Drive Holdings Limited	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS12	Drive Holdings Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS12	Drive Holdings Limited	support	25.14	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1(1) as follows: (1) A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS12	Drive Holdings Limited	support	25.15	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.3.2(1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a well-functioning urban environment and does all of the following:
FS12	Drive Holdings Limited	support	25.16	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (x) contributes to the community's resilience to the effects of climate change. (f) Ffimproves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (g) provides for water reuse and rainwater collection and use

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support	25.17	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS12	Drive Holdings Limited	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS12	Drive Holdings Limited	support	25.19	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend Objective 2.4.1(6) as follows: At least sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:
FS12	Drive Holdings Limited	support	25.20	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(1) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS12	Drive Holdings Limited	support	25.21	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.5.2 (2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well-functioning urban environment and the following:... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre;.. (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS12	Drive Holdings Limited	support	25.22	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy 2.5.2(10A)
FS12	Drive Holdings Limited	support	25.23	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form in is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS12	Drive Holdings Limited	support	25.24	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by...
FS12	Drive Holdings Limited	support	25.25	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS12	Drive Holdings Limited	support	25.26	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment.
FS12	Drive Holdings Limited	support in part	28.1	Oyster Capital	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	28.2	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS12	Drive Holdings Limited	support in part	28.3	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS12	Drive Holdings Limited	support in part	28.4	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS12	Drive Holdings Limited	support in part	28.5	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS12	Drive Holdings Limited	support in part	28.6	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS12	Drive Holdings Limited	support in part	28.7	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS12	Drive Holdings Limited	support in part	28.8	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS12	Drive Holdings Limited	support in part	28.9	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	28.10	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS12	Drive Holdings Limited	support in part	28.11	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS12	Drive Holdings Limited	support in part	28.12	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS12	Drive Holdings Limited	support in part	28.13	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS12	Drive Holdings Limited	support in part	28.14	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS12	Drive Holdings Limited	support in part	28.15	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS12	Drive Holdings Limited	support in part	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS12	Drive Holdings Limited	support in part	28.17	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS12	Drive Holdings Limited	support in part	28.18	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	28.19	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS12	Drive Holdings Limited	support in part	28.20	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS12	Drive Holdings Limited	support in part	28.21	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS12	Drive Holdings Limited	support in part	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS12	Drive Holdings Limited	support in part	28.23	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS12	Drive Holdings Limited	support in part	28.24	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS12	Drive Holdings Limited	support in part	28.25	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS12	Drive Holdings Limited	support in part	28.26	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	28.27	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS12	Drive Holdings Limited	support in part	28.28	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS12	Drive Holdings Limited	support in part	28.29	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS12	Drive Holdings Limited	support in part	28.30	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well-functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS12	Drive Holdings Limited	support in part	28.31	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS12	Drive Holdings Limited	support in part	28.32	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS12	Drive Holdings Limited	support in part	28.33	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS12	Drive Holdings Limited	support in part	28.34	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS12	Drive Holdings Limited	support in part	28.35	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS12	Drive Holdings Limited	support in part/ oppose in part	29.1	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	29.2	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS12	Drive Holdings Limited	support in part	29.3	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS12	Drive Holdings Limited	support in part	29.4	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS12	Drive Holdings Limited	support in part	29.5	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS12	Drive Holdings Limited	support in part	29.6	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS12	Drive Holdings Limited	support in part	29.7	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS12	Drive Holdings Limited	support in part	29.8	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS12	Drive Holdings Limited	support in part	29.9	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS12	Drive Holdings Limited	support in part	29.10	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS12	Drive Holdings Limited	support in part	29.11	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	29.12	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS12	Drive Holdings Limited	support in part	29.13	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS12	Drive Holdings Limited	support in part	29.14	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS12	Drive Holdings Limited	support in part	29.15	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part	29.16	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part	29.17	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS12	Drive Holdings Limited	support in part	29.18	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS12	Drive Holdings Limited	support in part	29.19	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS12	Drive Holdings Limited	support in part	29.20	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS12	Drive Holdings Limited	support in part	29.21	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters



Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	29.22	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS12	Drive Holdings Limited	support in part	29.23	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS12	Drive Holdings Limited	support in part	29.24	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS12	Drive Holdings Limited	support in part	29.25	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS12	Drive Holdings Limited	support in part	29.26	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS12	Drive Holdings Limited	support in part	29.27	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS12	Drive Holdings Limited	support in part	29.28	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS12	Drive Holdings Limited	support in part	29.29	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS12	Drive Holdings Limited	support in part	29.30	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS12	Drive Holdings Limited	support in part	29.31	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/oppose in part	29.32	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	29.33	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS12	Drive Holdings Limited	support in part/oppose in part	29.34	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS12	Drive Holdings Limited	support in part/oppose in part	29.35	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS12	Drive Holdings Limited	support in part/oppose in part	29.36	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS12	Drive Holdings Limited	support in part/oppose in part	29.37	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS12	Drive Holdings Limited	support in part/oppose in part	29.38	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	29.39	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	29.40	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS12	Drive Holdings Limited	support	29.41	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/oppose in part	29.42	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	29.43	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	29.44	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support	29.45	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS12	Drive Holdings Limited	support in part/oppose in part	29.46	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	29.47	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	29.48	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	29.49	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS12	Drive Holdings Limited	support in part/oppose in part	29.50	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	31.1	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	31.2	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS12	Drive Holdings Limited	support in part	31.3	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS12	Drive Holdings Limited	support in part	31.4	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS12	Drive Holdings Limited	support in part	31.5	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS12	Drive Holdings Limited	support in part	31.6	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS12	Drive Holdings Limited	support in part	31.7	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS12	Drive Holdings Limited	support in part	31.8	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS12	Drive Holdings Limited	support in part	31.9	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS12	Drive Holdings Limited	support in part	31.10	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS12	Drive Holdings Limited	support in part	31.11	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	31.12	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS12	Drive Holdings Limited	support in part	31.13	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS12	Drive Holdings Limited	support in part	31.14	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS12	Drive Holdings Limited	support in part	31.15	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part	31.16	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part	31.17	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS12	Drive Holdings Limited	support in part	31.18	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS12	Drive Holdings Limited	support in part	31.19	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS12	Drive Holdings Limited	support in part	31.20	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS12	Drive Holdings Limited	support in part	31.21	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	31.22	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS12	Drive Holdings Limited	support in part	31.23	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS12	Drive Holdings Limited	support in part	31.24	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS12	Drive Holdings Limited	support in part	31.25	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS12	Drive Holdings Limited	support in part	31.26	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS12	Drive Holdings Limited	support in part	31.27	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS12	Drive Holdings Limited	support in part	31.28	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS12	Drive Holdings Limited	support in part	31.29	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS12	Drive Holdings Limited	support in part	31.30	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS12	Drive Holdings Limited	support in part	31.31	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/oppose in part	31.32	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	31.33	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS12	Drive Holdings Limited	support in part/oppose in part	31.34	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS12	Drive Holdings Limited	support in part/oppose in part	31.35	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS12	Drive Holdings Limited	support in part/oppose in part	31.36	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS12	Drive Holdings Limited	support in part/oppose in part	31.37	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS12	Drive Holdings Limited	support in part/oppose in part	31.38	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	31.39	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	31.40	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS12	Drive Holdings Limited	support	31.41	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/oppose in part	31.42	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	31.43	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	31.44	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support	31.45	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS12	Drive Holdings Limited	support in part/oppose in part	31.46	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	31.47	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	31.48	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/oppose in part	31.49	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS12	Drive Holdings Limited	support in part/oppose in part	31.50	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	oppose in part	38.1	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Seek amendments to adequately implement the directions set out in the NPS-UD and matters raised in this submission.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	oppose in part	38.2	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.1 to add issues for urban growth and form to include the links between urban growth and form and greenhouse gas emissions.
FS12	Drive Holdings Limited	oppose in part	38.3	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Retain objective B2.2.1(1A)
FS12	Drive Holdings Limited	oppose in part	38.4	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1 (1) to add as follows: (da) good accessibility for people between housing, jobs, community services, natural spaces, and open spaces, including by way of public and/or active transport; and
FS12	Drive Holdings Limited	oppose in part	38.5	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.2.2(2) as follows: (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that... (g1) supporting reductions in greenhouse gas emissions (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and...
FS12	Drive Holdings Limited	oppose in part	38.6	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 2.2.2(5) as follows: 5) Enable higher residential intensification: (a) in and around centres; (b) along identified corridors within high quality public transport corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities in locations with good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
FS12	Drive Holdings Limited	oppose in part	38.7	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.2.2(7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (ba) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...] (cb) supporting reductions in greenhouse gas emissions
FS12	Drive Holdings Limited	oppose in part	38.8	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2 to provide a new policy that addresses criteria for unanticipated or out of sequence development as directed in NPS UD 3.8(3).
FS12	Drive Holdings Limited	oppose in part	38.9	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend Policies B2.4.2 to be more reflective of the residential zones and consistent with the NPS-UD.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	oppose in part	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.
FS12	Drive Holdings Limited	oppose in part	38.11	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies B2.4.2, amend wording to (3) as follows: Provide for medium residential intensities in all other urban residential areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS12	Drive Holdings Limited	oppose in part	38.12	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.4.2 (5) as follows: (b) that are subject to significant natural hazard risks including where the effects of climate change on the frequency and extent of the natural hazards is being affected by climate change;
FS12	Drive Holdings Limited	oppose in part	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS12	Drive Holdings Limited	oppose in part	38.14	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B3.3.1as follows: (1) Effective, efficient and safe transport that:  (a) supports the ability movement of people, to access goods, and services, and activities; (b) integrates with and supports a well-functioning urban environment and quality compact urban form;... (e) facilitates transport choices, recognises different trip characteristics and enables good accessibility, including by way of public or active transport, and mobility for all sectors of the community: (f) is resilient to the likely current and future effects of climate change.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	oppose in part	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by:... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS12	Drive Holdings Limited	oppose in part	38.16	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS12	Drive Holdings Limited	oppose in part	38.17	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B8.2.2.2
FS12	Drive Holdings Limited	oppose in part	38.18	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Consideration of environmental indicators to monitor the effectiveness of any new objectives.
FS12	Drive Holdings Limited	oppose in part	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.
FS12	Drive Holdings Limited	support	45.1	KTW Systems LP	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.3.2(1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a quality built environment and well-functioning urban environment and does all of the following... (i) occurs only in areas where there is planned or existing infrastructure with no known capacity constraints.
FS12	Drive Holdings Limited	support	45.2	KTW Systems LP	Approve the plan change without any amendments	Qualifying Matters	Retain objective B2.4.1(1A).

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support	45.3	KTW Systems LP	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to add as follows: .... (ab) where there are known water, wastewater, or stormwater constraints, as identified on the planning maps; or...  where such intensification is inconsistent with the protection of the scheduled natural or physical resources, or with the avoidance or mitigation of the natural hazard risks.  OR in the alternative (5) Avoid intensification in areas:  (ab) where there are known water, wastewater, or stormwater constraints, as identified on the planning maps; or..... where such intensification is inconsistent with the protection of the scheduled natural or physical resources, or with the avoidance or mitigation of the natural hazard risks; or fails to recognise any identified qualifying matters (including known infrastructure constraints).
FS12	Drive Holdings Limited	support in part/oppose in part	50.1	Catherine Rae	Approve the plan change with the amendments requested	Qualifying Matters	Should use 1.7 m sea level, as the appropriate level (not 1.5m as proposed).
FS12	Drive Holdings Limited	support	50.2	Catherine Rae	Approve the plan change with the amendments requested	Qualifying Matters	Climate change causing sea level rises are expected and these changes should be considered when setting future intensifications. However a SEA-T should not be a Qualifying matters as there is no data to suggest SEA-T will be impacted in any new or growing way. Therefore the inclusion of SEA-T impacted properties is not justified as a Qualifying matter and PC80 should not use the imposition of PC78 as an excuse to slip in new or unjustified changes.
FS12	Drive Holdings Limited	support in part/oppose in part	56.1	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS12	Drive Holdings Limited	support in part/oppose in part	56.2	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS12	Drive Holdings Limited	support in part/oppose in part	56.3	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS12	Drive Holdings Limited	support in part/oppose in part	56.4	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS12	Drive Holdings Limited	support in part/oppose in part	56.5	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	56.6	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS12	Drive Holdings Limited	support in part	56.7	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS12	Drive Holdings Limited	support in part	56.8	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS12	Drive Holdings Limited	support in part	56.9	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS12	Drive Holdings Limited	support in part	56.10	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS12	Drive Holdings Limited	support in part	56.11	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS12	Drive Holdings Limited	support in part	56.12	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS12	Drive Holdings Limited	support in part	56.13	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS12	Drive Holdings Limited	support in part	56.14	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS12	Drive Holdings Limited	support in part	56.15	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/oppose in part	56.16	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part/oppose in part	56.17	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS12	Drive Holdings Limited	support in part/oppose in part	56.18	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS12	Drive Holdings Limited	support in part/oppose in part	56.19	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS12	Drive Holdings Limited	support in part/oppose in part	56.20	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS12	Drive Holdings Limited	support in part/oppose in part	56.21	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part/oppose in part	56.22	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS12	Drive Holdings Limited	support in part/oppose in part	56.23	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS12	Drive Holdings Limited	support in part/oppose in part	56.24	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS12	Drive Holdings Limited	support in part/oppose in part	56.25	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/oppose in part	56.26	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	56.27	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	56.28	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS12	Drive Holdings Limited	support in part/oppose in part	56.29	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	56.30	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	56.31	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	56.32	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	56.33	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS12	Drive Holdings Limited	support in part/oppose in part	56.34	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS12	Drive Holdings Limited	support in part/oppose in part	56.35	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/ oppose in part	56.36	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS12	Drive Holdings Limited	support in part/ oppose in part	56.37	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS12	Drive Holdings Limited	support in part/ oppose in part	56.38	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS12	Drive Holdings Limited	support in part/ oppose in part	56.39	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS12	Drive Holdings Limited	support in part/ oppose in part	56.40	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS12	Drive Holdings Limited	support	56.41	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS12	Drive Holdings Limited	support	56.45	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS12	Drive Holdings Limited	support in part/ oppose in part	56.46	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/ oppose in part	56.47	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part/ oppose in part	56.48	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)



Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	56.49	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS12	Drive Holdings Limited	support in part	56.50	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part	57.1	Beachlands South Limited Partnership	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS12	Drive Holdings Limited	support in part	57.2	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS12	Drive Holdings Limited	support in part	57.3	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS12	Drive Holdings Limited	support in part	57.4	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS12	Drive Holdings Limited	support in part	57.5	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS12	Drive Holdings Limited	support in part	57.6	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/oppose in part	57.7	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS12	Drive Holdings Limited	support in part/oppose in part	57.8	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Retain Policy B2.2.2(4) as notified
FS12	Drive Holdings Limited	support in part/oppose in part	57.9	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS12	Drive Holdings Limited	support in part/oppose in part	57.10	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS12	Drive Holdings Limited	support in part/oppose in part	57.11	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS12	Drive Holdings Limited	support in part/oppose in part	57.12	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS12	Drive Holdings Limited	support in part/oppose in part	57.13	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/oppose in part	57.14	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS12	Drive Holdings Limited	support in part/oppose in part	57.15	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS12	Drive Holdings Limited	support in part/oppose in part	57.16	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS12	Drive Holdings Limited	support in part/oppose in part	57.17	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS12	Drive Holdings Limited	support in part/oppose in part	57.18	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS12	Drive Holdings Limited	support in part/oppose in part	57.19	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS12	Drive Holdings Limited	support in part/oppose in part	57.20	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments.
FS12	Drive Holdings Limited	support in part/oppose in part	57.21	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS12	Drive Holdings Limited	support in part/oppose in part	57.22	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	57.23	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS12	Drive Holdings Limited	support in part	57.24	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of placebased planning tools.
FS12	Drive Holdings Limited	support in part	57.25	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS12	Drive Holdings Limited	support in part	57.26	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS12	Drive Holdings Limited	support in part	57.27	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS12	Drive Holdings Limited	support in part	57.28	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS12	Drive Holdings Limited	support in part	57.29	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS12	Drive Holdings Limited	support in part	57.30	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	57.31	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well-functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS12	Drive Holdings Limited	support in part	57.32	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS12	Drive Holdings Limited	support in part	57.33	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area. ...
FS12	Drive Holdings Limited	support in part	57.34	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS12	Drive Holdings Limited	support in part	57.35	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS12	Drive Holdings Limited	support in part	57.36	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS12	Drive Holdings Limited	support in part	80.1	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS12	Drive Holdings Limited	support in part	80.2	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS12	Drive Holdings Limited	support in part	80.3	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	80.4	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS12	Drive Holdings Limited	support in part	80.5	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS12	Drive Holdings Limited	support in part	80.6	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS12	Drive Holdings Limited	support in part	80.7	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS12	Drive Holdings Limited	support in part	80.8	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS12	Drive Holdings Limited	support in part	80.9	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS12	Drive Holdings Limited	support in part	80.10	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS12	Drive Holdings Limited	support in part	80.11	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS12	Drive Holdings Limited	support in part	80.12	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS12	Drive Holdings Limited	support in part	80.13	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part/oppose in part	80.14	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS12	Drive Holdings Limited	support in part/oppose in part	80.15	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part/oppose in part	80.16	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part/oppose in part	80.17	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS12	Drive Holdings Limited	support in part/oppose in part	80.18	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS12	Drive Holdings Limited	support in part/oppose in part	80.19	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS12	Drive Holdings Limited	support in part/oppose in part	80.20	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS12	Drive Holdings Limited	support in part/oppose in part	80.21	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS12	Drive Holdings Limited	support in part/oppose in part	80.22	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS12	Drive Holdings Limited	support in part/oppose in part	80.23	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	80.24	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS12	Drive Holdings Limited	support in part	80.25	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS12	Drive Holdings Limited	support in part	80.26	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS12	Drive Holdings Limited	support in part	80.27	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS12	Drive Holdings Limited	support in part	80.28	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS12	Drive Holdings Limited	support in part	80.29	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS12	Drive Holdings Limited	support in part	80.30	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS12	Drive Holdings Limited	support in part	80.31	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS12	Drive Holdings Limited	support in part	80.32	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS12	Drive Holdings Limited	support in part	80.33	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)



Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	80.34	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS12	Drive Holdings Limited	support in part	80.35	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS12	Drive Holdings Limited	support in part	80.36	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS12	Drive Holdings Limited	support in part	80.37	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS12	Drive Holdings Limited	support in part	80.38	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS12	Drive Holdings Limited	support in part	80.39	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS12	Drive Holdings Limited	support in part	80.40	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS12	Drive Holdings Limited	support in part	80.41	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS12	Drive Holdings Limited	support in part	80.42	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part	80.43	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS12	Drive Holdings Limited	support in part	80.44	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part	80.45	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS12	Drive Holdings Limited	support in part	80.46	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part	80.47	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part	80.48	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS12	Drive Holdings Limited	support in part	80.49	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS12	Drive Holdings Limited	support in part	80.50	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	8.1	Martin and Margaret Evans	Approve the plan change with the amendments requested	RPS Other matters	Objective B2.2.1 Infrastructure upgrade solutions need to be cost-effective and consider heritage (lava tunnels).
FS13	Viaduct Harbour Holdings Limited	support in part	8.4	Martin and Margaret Evans	Approve the plan change with the amendments requested	Qualifying Matters	Policy B2.4.2(5) Restrict intensification where it is uneconomic to upgrade downstream infrastructure.
FS13	Viaduct Harbour Holdings Limited	support in part	18.1	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.2	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.3	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.4	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.5	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.6	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.7	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.8	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.9	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.10	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.11	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.12	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.13	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.14	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.15	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.16	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.17	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.18	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.19	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.20	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.21	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	18.22	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS13	Viaduct Harbour Holdings Limited	support in part	18.23	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS13	Viaduct Harbour Holdings Limited	support in part	18.24	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS13	Viaduct Harbour Holdings Limited	support in part	18.25	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	18.26	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	18.27	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	18.28	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS13	Viaduct Harbour Holdings Limited	support in part	18.29	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	18.30	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	18.31	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.32	Avant Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.33	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.34	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.35	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.36	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.37	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.38	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.39	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.40	Avant Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS13	Viaduct Harbour Holdings Limited	support	18.41	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.42	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.43	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.44	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support	18.45	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.46	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.47	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.48	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.49	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	18.50	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	22.1	Fletcher Residential Limited	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	22.2	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS13	Viaduct Harbour Holdings Limited	support in part	22.3	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS13	Viaduct Harbour Holdings Limited	support in part	22.4	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS13	Viaduct Harbour Holdings Limited	support in part	22.5	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS13	Viaduct Harbour Holdings Limited	support in part	22.6	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS13	Viaduct Harbour Holdings Limited	support in part	22.7	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS13	Viaduct Harbour Holdings Limited	support in part	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS13	Viaduct Harbour Holdings Limited	support in part	22.9	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS13	Viaduct Harbour Holdings Limited	support in part	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS13	Viaduct Harbour Holdings Limited	support in part	22.12	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS13	Viaduct Harbour Holdings Limited	support in part	22.13	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS13	Viaduct Harbour Holdings Limited	support in part	22.14	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS13	Viaduct Harbour Holdings Limited	support in part	22.15	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS13	Viaduct Harbour Holdings Limited	support in part	22.16	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS13	Viaduct Harbour Holdings Limited	support in part	22.17	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS13	Viaduct Harbour Holdings Limited	support in part	22.18	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS13	Viaduct Harbour Holdings Limited	support in part	22.19	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS13	Viaduct Harbour Holdings Limited	support in part	22.20	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	22.21	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS13	Viaduct Harbour Holdings Limited	support in part	22.22	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS13	Viaduct Harbour Holdings Limited	support in part	22.23	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS13	Viaduct Harbour Holdings Limited	support in part	22.24	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support in part	22.25	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS13	Viaduct Harbour Holdings Limited	support in part	22.26	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS13	Viaduct Harbour Holdings Limited	support in part	22.27	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS13	Viaduct Harbour Holdings Limited	support in part	22.28	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS13	Viaduct Harbour Holdings Limited	support in part	22.29	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	22.30	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well- functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS13	Viaduct Harbour Holdings Limited	support in part	22.31	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part	22.32	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the create amenity values for future generations of an area.
FS13	Viaduct Harbour Holdings Limited	support in part	22.33	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS13	Viaduct Harbour Holdings Limited	support in part	22.34	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS13	Viaduct Harbour Holdings Limited	support in part	22.35	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS13	Viaduct Harbour Holdings Limited	support in part	23.1	Fulton Hogan Land Development	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS13	Viaduct Harbour Holdings Limited	support in part	23.2	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS13	Viaduct Harbour Holdings Limited	support in part	23.3	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS13	Viaduct Harbour Holdings Limited	support in part	23.4	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS13	Viaduct Harbour Holdings Limited	support in part	23.5	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS13	Viaduct Harbour Holdings Limited	support in part	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS13	Viaduct Harbour Holdings Limited	support in part	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS13	Viaduct Harbour Holdings Limited	support in part	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS13	Viaduct Harbour Holdings Limited	support in part	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS13	Viaduct Harbour Holdings Limited	support in part	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS13	Viaduct Harbour Holdings Limited	support in part	23.12	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS13	Viaduct Harbour Holdings Limited	support in part	23.13	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	23.14	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS13	Viaduct Harbour Holdings Limited	support in part	23.15	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS13	Viaduct Harbour Holdings Limited	support in part	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS13	Viaduct Harbour Holdings Limited	support in part	23.17	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS13	Viaduct Harbour Holdings Limited	support in part	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS13	Viaduct Harbour Holdings Limited	support in part	23.19	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS13	Viaduct Harbour Holdings Limited	support in part	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS13	Viaduct Harbour Holdings Limited	support in part	23.21	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ...have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS13	Viaduct Harbour Holdings Limited	support in part	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS13	Viaduct Harbour Holdings Limited	support in part	23.23	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS13	Viaduct Harbour Holdings Limited	support in part	23.24	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	23.25	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS13	Viaduct Harbour Holdings Limited	support in part	23.26	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS13	Viaduct Harbour Holdings Limited	support in part	23.27	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS13	Viaduct Harbour Holdings Limited	support in part	23.28	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS13	Viaduct Harbour Holdings Limited	support in part	23.29	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS13	Viaduct Harbour Holdings Limited	support in part	23.30	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well-functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS13	Viaduct Harbour Holdings Limited	support in part	23.31	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part	23.32	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS13	Viaduct Harbour Holdings Limited	support in part	23.33	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	23.34	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS13	Viaduct Harbour Holdings Limited	support in part	23.35	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS13	Viaduct Harbour Holdings Limited	support in part	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS13	Viaduct Harbour Holdings Limited	support in part	24.2	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B2 on resilience to the effects of climate change’
FS13	Viaduct Harbour Holdings Limited	support in part	24.3	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B7 on resilience to the effects of climate change’
FS13	Viaduct Harbour Holdings Limited	support in part	24.4	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B8 on resilience to the effects of climate change’
FS13	Viaduct Harbour Holdings Limited	support in part	24.5	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B10 on resilience to the effects of climate change’
FS13	Viaduct Harbour Holdings Limited	support in part	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.
FS13	Viaduct Harbour Holdings Limited	support in part	24.7	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2 to address responsive planning and add a new policy to add specified criteria for significant development capacity.
FS13	Viaduct Harbour Holdings Limited	support in part	24.8	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1 (1) as follows: (1) A quality compact urban form and well functioning urban environment that enables all of the following...
FS13	Viaduct Harbour Holdings Limited	support in part	24.9	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete policy B2.2.2 (2) (aa) as follows: (aa) contribute to a well-functioning urban environment...
FS13	Viaduct Harbour Holdings Limited	support in part	24.10	Kāinga Ora - Homes and Communities	Approve the plan change without any amendments	Well-functioning urban environment	Amend policy B2.2.2 (6) as follows: (6) Identify a hierarchy of centres that supports a quality compact urban form and contributes to a well-functioning urban environment:.....

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	24.11	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following
FS13	Viaduct Harbour Holdings Limited	support in part	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part	24.13	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) as follows: (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters, which contribute to a well-functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support in part	24.14	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) (note submission incorrectly refers to B2.4.2(1)) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters.
FS13	Viaduct Harbour Holdings Limited	support in part	24.15	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Delete policy B2.4.2(4) (note the submission incorrectly refers to B2.4.2(2)) as follows: (4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and...
FS13	Viaduct Harbour Holdings Limited	support in part	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS13	Viaduct Harbour Holdings Limited	support in part	24.17	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: (b) that are subject to significant natural hazard risks including the effects of climate change on the frequency and extent of the natural hazards
FS13	Viaduct Harbour Holdings Limited	support in part	24.18	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2)(c) as follows: (2) Industrial growth and activities are enabled in a manner that does all of the following... (c) manages conflicts between incompatible activities by applying relevant qualifying matters;
FS13	Viaduct Harbour Holdings Limited	support	24.19	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B8.3.1(7) as follows: (7) In areas potentially affected by coastal hazards, including sea level rise over at least 100 years, subdivision, use and development avoid increasing the risk of social, environmental and economic harm.
FS13	Viaduct Harbour Holdings Limited	support	24.20	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.4.2(1)(d) as follows: (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following... d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support	24.21	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B10.2.1 (4) as follows: (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.
FS13	Viaduct Harbour Holdings Limited	support	24.22	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(2) as follows: (2) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.
FS13	Viaduct Harbour Holdings Limited	support	24.23	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(6) as follows: (6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or
FS13	Viaduct Harbour Holdings Limited	support	24.24	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.3.2.(2) as follows: (2) Manage the use and development of land for hazardous facilities: (a) so that such facilities are resilient to the effects of natural hazards, including sea level rise over at least 100 years...
FS13	Viaduct Harbour Holdings Limited	support	25.1	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete Objective 2.2.1(1A)
FS13	Viaduct Harbour Holdings Limited	support	25.2	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well functioning urban environment that enables all of the following:
FS13	Viaduct Harbour Holdings Limited	support	25.3	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS13	Viaduct Harbour Holdings Limited	support	25.4	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS13	Viaduct Harbour Holdings Limited	support	25.5	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth...
FS13	Viaduct Harbour Holdings Limited	support	25.6	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment...
FS13	Viaduct Harbour Holdings Limited	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS13	Viaduct Harbour Holdings Limited	support	25.8	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2(4) by adding the following: .....and avoid urbanisation outside these areas other than where it is consistent with development anticipated by a Future Urban zoning and any structure planning exercises that have been undertaken.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support	25.9	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:
FS13	Viaduct Harbour Holdings Limited	support	25.10	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS13	Viaduct Harbour Holdings Limited	support	25.11	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form;
FS13	Viaduct Harbour Holdings Limited	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS13	Viaduct Harbour Holdings Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS13	Viaduct Harbour Holdings Limited	support	25.14	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1(1) as follows: (1) A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS13	Viaduct Harbour Holdings Limited	support	25.15	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.3.2(1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a well-functioning urban environment and does all of the following:
FS13	Viaduct Harbour Holdings Limited	support	25.16	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (x) contributes to the community's resilience to the effects of climate change. (f) Ffimproves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (g) provides for water reuse and rainwater collection and use
FS13	Viaduct Harbour Holdings Limited	support	25.17	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support	25.19	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend Objective 2.4.1(6) as follows: At least sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:
FS13	Viaduct Harbour Holdings Limited	support	25.20	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(1) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support	25.21	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.5.2 (2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well-functioning urban environment and the following:... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre;.. (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS13	Viaduct Harbour Holdings Limited	support	25.22	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy 2.5.2(10A)
FS13	Viaduct Harbour Holdings Limited	support	25.23	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form in is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS13	Viaduct Harbour Holdings Limited	support	25.24	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by...
FS13	Viaduct Harbour Holdings Limited	support	25.25	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS13	Viaduct Harbour Holdings Limited	support	25.26	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support in part	28.1	Oyster Capital	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS13	Viaduct Harbour Holdings Limited	support in part	28.2	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS13	Viaduct Harbour Holdings Limited	support in part	28.3	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	28.4	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS13	Viaduct Harbour Holdings Limited	support in part	28.5	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS13	Viaduct Harbour Holdings Limited	support in part	28.6	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2(1) as follows: At all times, linclude at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS13	Viaduct Harbour Holdings Limited	support in part	28.7	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS13	Viaduct Harbour Holdings Limited	support in part	28.8	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS13	Viaduct Harbour Holdings Limited	support in part	28.9	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS13	Viaduct Harbour Holdings Limited	support in part	28.10	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS13	Viaduct Harbour Holdings Limited	support in part	28.11	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	28.12	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS13	Viaduct Harbour Holdings Limited	support in part	28.13	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS13	Viaduct Harbour Holdings Limited	support in part	28.14	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS13	Viaduct Harbour Holdings Limited	support in part	28.15	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS13	Viaduct Harbour Holdings Limited	support in part	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS13	Viaduct Harbour Holdings Limited	support in part	28.17	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS13	Viaduct Harbour Holdings Limited	support in part	28.18	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS13	Viaduct Harbour Holdings Limited	support in part	28.19	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS13	Viaduct Harbour Holdings Limited	support in part	28.20	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS13	Viaduct Harbour Holdings Limited	support in part	28.21	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS13	Viaduct Harbour Holdings Limited	support in part	28.23	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS13	Viaduct Harbour Holdings Limited	support in part	28.24	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support in part	28.25	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS13	Viaduct Harbour Holdings Limited	support in part	28.26	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS13	Viaduct Harbour Holdings Limited	support in part	28.27	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.6.2(1) as follows: Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following: ... (h) uses best practice to improve resilience to the effects of climate change.
FS13	Viaduct Harbour Holdings Limited	support in part	28.28	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.7.2 (11)
FS13	Viaduct Harbour Holdings Limited	support in part	28.29	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B2.8.2 (7)
FS13	Viaduct Harbour Holdings Limited	support in part	28.30	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well-functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	28.31	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part	28.32	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS13	Viaduct Harbour Holdings Limited	support in part	28.33	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS13	Viaduct Harbour Holdings Limited	support in part	28.34	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS13	Viaduct Harbour Holdings Limited	support in part	28.35	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete amendments to policy B10.2.2(4)
FS13	Viaduct Harbour Holdings Limited	support in part/opp	29.1	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS13	Viaduct Harbour Holdings Limited	support in part/opp	29.2	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS13	Viaduct Harbour Holdings Limited	support in part/opp	29.3	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS13	Viaduct Harbour Holdings Limited	support in part/opp	29.4	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part/opp	29.5	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	29.6	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support in part	29.7	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part	29.8	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS13	Viaduct Harbour Holdings Limited	support in part	29.9	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS13	Viaduct Harbour Holdings Limited	support in part	29.10	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS13	Viaduct Harbour Holdings Limited	support in part	29.11	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS13	Viaduct Harbour Holdings Limited	support in part	29.12	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS13	Viaduct Harbour Holdings Limited	support in part	29.13	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS13	Viaduct Harbour Holdings Limited	support in part	29.14	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS13	Viaduct Harbour Holdings Limited	support in part	29.15	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	29.16	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	29.17	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	29.18	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	29.19	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	29.20	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	29.21	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	29.22	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	29.23	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	29.24	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	29.25	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.26	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.27	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.28	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.29	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.30	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.31	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.32	Piper Properties Consultants Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.33	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.34	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.35	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.36	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.37	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.38	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.39	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.40	Piper Properties Consultants Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS13	Viaduct Harbour Holdings Limited	support	29.41	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.42	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.43	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	29.44	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support	29.45	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	29.46	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	29.47	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	29.48	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	29.49	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS13	Viaduct Harbour Holdings Limited	support in part	29.50	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	31.1	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS13	Viaduct Harbour Holdings Limited	support in part	31.2	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS13	Viaduct Harbour Holdings Limited	support in part	31.3	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS13	Viaduct Harbour Holdings Limited	support in part	31.4	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part	31.5	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	31.6	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support in part	31.7	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part	31.8	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS13	Viaduct Harbour Holdings Limited	support in part	31.9	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS13	Viaduct Harbour Holdings Limited	support in part	31.10	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS13	Viaduct Harbour Holdings Limited	support in part	31.11	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS13	Viaduct Harbour Holdings Limited	support in part	31.12	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS13	Viaduct Harbour Holdings Limited	support in part	31.13	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS13	Viaduct Harbour Holdings Limited	support in part	31.14	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS13	Viaduct Harbour Holdings Limited	support in part	31.15	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.16	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.17	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.18	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.19	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.20	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.21	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.22	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.23	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.24	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.25	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.26	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.27	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.28	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.29	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.30	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.31	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.32	Russell Property Group	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.33	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.34	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	31.35	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	31.36	Russell Property Group	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	31.37	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	31.38	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	31.39	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	31.40	Russell Property Group	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS13	Viaduct Harbour Holdings Limited	support	31.41	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	31.42	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	31.43	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/ oppose in part	31.44	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support	31.45	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'



Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	31.46	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	31.47	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	31.48	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	31.49	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS13	Viaduct Harbour Holdings Limited	support in part	31.50	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	37.1	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS13	Viaduct Harbour Holdings Limited	support in part	37.2	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS13	Viaduct Harbour Holdings Limited	support in part	37.3	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS13	Viaduct Harbour Holdings Limited	support in part	37.4	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part	37.5	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	37.6	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support in part	37.7	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part	37.8	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS13	Viaduct Harbour Holdings Limited	support in part	37.9	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS13	Viaduct Harbour Holdings Limited	support in part	37.10	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS13	Viaduct Harbour Holdings Limited	support in part	37.11	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS13	Viaduct Harbour Holdings Limited	support in part	37.12	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS13	Viaduct Harbour Holdings Limited	support in part	37.13	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS13	Viaduct Harbour Holdings Limited	support in part	37.14	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS13	Viaduct Harbour Holdings Limited	support in part	37.15	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.16	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.17	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.18	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.19	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.20	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.21	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.22	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.23	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.24	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.25	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.26	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.27	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.28	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.29	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.30	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.31	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.32	Villages of New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.33	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.34	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.35	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	37.36	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS13	Viaduct Harbour Holdings Limited	support in part	37.37	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS13	Viaduct Harbour Holdings Limited	support in part	37.38	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	37.39	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	37.40	Villages of New Zealand Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS13	Viaduct Harbour Holdings Limited	support in part	37.41	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS13	Viaduct Harbour Holdings Limited	support in part	37.42	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	37.43	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	37.44	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	37.45	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.46	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.47	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.48	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.49	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	37.50	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.1	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Seek amendments to adequately implement the directions set out in the NPS-UD and matters raised in this submission.
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.2	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.1 to add issues for urban growth and form to include the links between urban growth and form and greenhouse gas emissions.
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.3	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Retain objective B2.2.1(1A)
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.4	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1 (1) to add as follows: (da) good accessibility for people between housing, jobs, community services, natural spaces, and open spaces, including by way of public and/or active transport; and
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.5	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.2.2(2) as follows: (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (g1) supporting reductions in greenhouse gas emissions (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.6	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 2.2.2(5) as follows: 5) Enable higher residential intensification: (a) in and around centres; (b) along identified corridors within high quality public transport corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities in locations with good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.7	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.2.2(7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (ba) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...] (cb) supporting reductions in greenhouse gas emissions
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.8	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2 to provide a new policy that addresses criteria for unanticipated or out of sequence development as directed in NPS UD 3.8(3).
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.9	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend Policies B2.4.2 to be more reflective of the residential zones and consistent with the NPS-UD.
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.11	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies B2.4.2, amend wording to (3) as follows: Provide for medium residential intensities in all other urban residential areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.12	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.4.2 (5) as follows: (b) that are subject to significant natural hazard risks including where the effects of climate change on the frequency and extent of the natural hazards is being affected by climate change;
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.14	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B3.3.1as follows: (1) Effective, efficient and safe transport that:  (a) supports the ability movement of people, to access goods, and services, and activities; (b) integrates with and supports a well-functioning urban environment and quality compact urban form;... (e) facilitates transport choices, recognises different trip characteristics and enables good accessibility, including by way of public or active transport, and mobility for all sectors of the community: (f) is resilient to the likely current and future effects of climate change.
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by:... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.16	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B7.2.2(5A)
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.17	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B8.2.2.2
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.18	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Consideration of environmental indicators to monitor the effectiveness of any new objectives.
FS13	Viaduct Harbour Holdings Limited	oppose in part	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support	45.1	KTW Systems LP	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.3.2(1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a quality built environment and well-functioning urban environment and does all of the following... (i) occurs only in areas where there is planned or existing infrastructure with no known capacity constraints.
FS13	Viaduct Harbour Holdings Limited	support	45.2	KTW Systems LP	Approve the plan change without any amendments	Qualifying Matters	Retain objective B2.4.1(1A).
FS13	Viaduct Harbour Holdings Limited	support	45.3	KTW Systems LP	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to add as follows: .... (ab) where there are known water, wastewater, or stormwater constraints, as identified on the planning maps; or...  where such intensification is inconsistent with the protection of the scheduled natural or physical resources, or with the avoidance or mitigation of the natural hazard risks.  OR in the alternative (5) Avoid intensification in areas:  (ab) where there are known water, wastewater, or stormwater constraints, as identified on the planning maps; or..... where such intensification is inconsistent with the protection of the scheduled natural or physical resources, or with the avoidance or mitigation of the natural hazard risks; or fails to recognise any identified qualifying matters (including known infrastructure constraints).
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	50.1	Catherine Rae	Approve the plan change with the amendments requested	Qualifying Matters	Should use 1.7 m sea level, as the appropriate level (not 1.5m as proposed).
FS13	Viaduct Harbour Holdings Limited	support	50.2	Catherine Rae	Approve the plan change with the amendments requested	Qualifying Matters	Climate change causing sea level rises are expected and these changes should be considered when setting future intensifications. However a SEA-T should not be a Qualifying matters as there is no data to suggest SEA-T will be impacted in any new or growing way. Therefore the inclusion of SEA-T impacted properties is not justified as a Qualifying matter and PC80 should not use the imposition of PC78 as an excuse to slip in new or unjustified changes.
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.1	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.2	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.3	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.4	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.5	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.6	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.7	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.8	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.9	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.10	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.11	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.12	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	56.13	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS13	Viaduct Harbour Holdings Limited	support in part	56.14	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS13	Viaduct Harbour Holdings Limited	support in part	56.15	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part	56.16	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part	56.17	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part	56.18	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS13	Viaduct Harbour Holdings Limited	support in part	56.19	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS13	Viaduct Harbour Holdings Limited	support in part	56.20	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS13	Viaduct Harbour Holdings Limited	support in part	56.21	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part	56.22	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	56.23	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS13	Viaduct Harbour Holdings Limited	support in part	56.24	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS13	Viaduct Harbour Holdings Limited	support in part	56.25	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	56.26	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	56.27	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	56.28	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS13	Viaduct Harbour Holdings Limited	support in part	56.29	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	56.30	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	56.31	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	56.32	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.33	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.34	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.35	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.36	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.37	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.38	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.39	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.40	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS13	Viaduct Harbour Holdings Limited	support	56.41	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	56.42	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	56.43	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	56.44	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support	56.45	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS13	Viaduct Harbour Holdings Limited	support in part	56.46	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	56.47	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	56.48	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	56.49	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS13	Viaduct Harbour Holdings Limited	support in part	56.50	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part	57.12	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS13	Viaduct Harbour Holdings Limited	support in part	80.1	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain proposed provisions in B2.1

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.2	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.3	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.4	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.5	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.6	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.7	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.8	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.9	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.10	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.11	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.12	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.13	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.14	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.15	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.16	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.17	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1 (2) to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.18	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.5.1(2A) provision as proposed
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.19	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.20	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B 2.5.2 (2) to remove reference to well-functioning urban environment Amend policy B 2.5.2 (2) to give effect to Policy 3 of the NPS-UD
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.21	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.22	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B 2.5.2(10A) to remove reference to 'best practice'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.23	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Retain objective B2.6.1 (ca) as notified.
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.24	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.6.2(1)(h) to remove reference to 'best practice'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.25	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.7.1(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.26	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.7.1(4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.27	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.7.2(1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.28	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B2.7.2(11)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.29	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain objective B2.8.1 (1) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.30	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.8.1 (4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.31	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B 2.8.2(1) as notified

Further Sub #	Further Submitter	support/oppose in part	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part	80.32	Templeton Group Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain policy B2.8.2(4) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	80.33	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 2.8.2(7)
FS13	Viaduct Harbour Holdings Limited	support in part	80.34	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS13	Viaduct Harbour Holdings Limited	support in part	80.35	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS13	Viaduct Harbour Holdings Limited	support in part	80.36	Templeton Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS13	Viaduct Harbour Holdings Limited	support in part	80.37	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy B 7.2.2(5A)
FS13	Viaduct Harbour Holdings Limited	support in part	80.38	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B 7.3.2 (aa) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	80.39	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain policy B7.4.2 (9) (a) (iii) as notified
FS13	Viaduct Harbour Holdings Limited	support in part	80.40	Templeton Group Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain B7.7 para 3 as notified
FS13	Viaduct Harbour Holdings Limited	support in part	80.41	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.42	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.43	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.44	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.45	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.46	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.47	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.48	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.49	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS13	Viaduct Harbour Holdings Limited	support in part/oppose in part	80.50	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS14	Mark Dolling Andrews	oppose	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS14	Mark Dolling Andrews	oppose	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS14	Mark Dolling Andrews	oppose	38.9	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend Policies B2.4.2 to be more reflective of the residential zones and consistent with the NPS-UD.
FS14	Mark Dolling Andrews	oppose	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS15	Alan Clive Stokes	oppose	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS15	Alan Clive Stokes	oppose	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS15	Alan Clive Stokes	oppose	38.9	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend Policies B2.4.2 to be more reflective of the residential zones and consistent with the NPS-UD.
FS15	Alan Clive Stokes	oppose	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS16	Citizens Against The Housing Act	support	14.1	Citadel Capital Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Inefficient to propose PC 80 when it does not consider greenhouse gas emissions.
FS16	Citizens Against The Housing Act	support	15.1	Fortland Capital Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Inefficient to propose PC 80 when it does not consider greenhouse gas emissions.
FS16	Citizens Against The Housing Act	support in part	16.7	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) as follows: Provide for medium residential intensities in areas that are within five minutes moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters or where required to protect the amenity or character of existing urban environments.
FS16	Citizens Against The Housing Act	support in part/ oppose in part	18.4	Avant Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS16	Citizens Against The Housing Act	oppose	18.14	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS16	Citizens Against The Housing Act	oppose	18.15	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS16	Citizens Against The Housing Act	oppose	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS16	Citizens Against The Housing Act	oppose	22.13	Fletcher Residential Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS16	Citizens Against The Housing Act	oppose	22.16	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS16	Citizens Against The Housing Act	oppose	22.17	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS16	Citizens Against The Housing Act	oppose	22.18	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS16	Citizens Against The Housing Act	oppose	22.2	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS16	Citizens Against The Housing Act	oppose	22.21	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS17	Shildon Ltd	oppose	12.1	John Mackay	Approve the plan change without any amendments	Qualifying Matters	Maximise the use of QM's to ensure intensification is sustainable, resilient and enabled only close to centres.
FS17	Shildon Ltd	support	23.2	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS17	Shildon Ltd	support	23.3	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS17	Shildon Ltd	support	23.4	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS17	Shildon Ltd	support	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS17	Shildon Ltd	support	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS17	Shildon Ltd	support	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS17	Shildon Ltd	support	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS17	Shildon Ltd	support	23.1	Fulton Hogan Land Development	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS17	Shildon Ltd	support	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS17	Shildon Ltd	support	23.12	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS17	Shildon Ltd	support	23.13	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS17	Shildon Ltd	support	23.14	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS17	Shildon Ltd	support	23.15	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS17	Shildon Ltd	support	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS17	Shildon Ltd	support	23.17	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS17	Shildon Ltd	support	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS17	Shildon Ltd	support	23.19	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS17	Shildon Ltd	support	23.2	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS17	Shildon Ltd	support	23.21	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS17	Shildon Ltd	support	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS17	Shildon Ltd	support	23.23	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS17	Shildon Ltd	support	23.30	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well- functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS17	Shildon Ltd	support	23.31	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS17	Shildon Ltd	support	23.32	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the create amenity values for future generations of an area.
FS17	Shildon Ltd	support	23.33	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS17	Shildon Ltd	support in part	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS17	Shildon Ltd	support in part	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.
FS17	Shildon Ltd	support in part	24.7	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2 to address responsive planning and add a new policy to add specified criteria for significant development capacity.
FS17	Shildon Ltd	support	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS17	Shildon Ltd	oppose	24.13	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) as follows: (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters, which contribute to a well-functioning urban environment.
FS17	Shildon Ltd	oppose	24.14	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) (note submission incorrectly refers to B2.4.2(1)) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS17	Shildon Ltd	support	24.15	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Delete policy B2.4.2(4) (note the submission incorrectly refers to B2.4.2(2)) as follows: (4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and...
FS17	Shildon Ltd	support	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS17	Shildon Ltd	support	24.17	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: (b) that are subject to significant natural hazard risks including the effects of climate change on the frequency and extent of the natural hazards
FS17	Shildon Ltd	support	56.2	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS17	Shildon Ltd	support	56.3	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)
FS17	Shildon Ltd	support	56.4	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS17	Shildon Ltd	support	56.5	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS17	Shildon Ltd	support	56.6	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS17	Shildon Ltd	support	56.7	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS17	Shildon Ltd	support	56.8	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS17	Shildon Ltd	support	56.9	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS17	Shildon Ltd	support	56.10	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS17	Shildon Ltd	support	56.11	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS17	Shildon Ltd	support	56.12	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS17	Shildon Ltd	support	56.13	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS17	Shildon Ltd	support	56.14	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS17	Shildon Ltd	support	56.15	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS17	Shildon Ltd	support	56.16	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS17	Shildon Ltd	support	56.34	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS17	Shildon Ltd	support	56.35	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS17	Shildon Ltd	support	56.36	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS17	Shildon Ltd	support	56.41	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS17	Shildon Ltd	support	56.42	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS17	Shildon Ltd	support	56.43	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS17	Shildon Ltd	support	56.44	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS17	Shildon Ltd	support	56.45	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS17	Shildon Ltd	support	56.46	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS17	Shildon Ltd	support	56.47	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS17	Shildon Ltd	support	56.48	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS17	Shildon Ltd	support	56.49	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS17	Shildon Ltd	support	56.50	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS18	John Gray	oppose	87.1	Amy Margaret Parlane	Approve the plan change with the amendments requested	Climate Change Resilience	If you're really serious about positively responding to our changing climate, and ensuring resilient and connected ecosystems, then our existing overlays regarding nature need to be assigned in many more locations, along with measures that support these life-supporting systems within even the densest urban building zones.
FS18	John Gray	oppose	87.2	Amy Margaret Parlane	Approve the plan change with the amendments requested	Climate Change Resilience	Reinstate the Blanket Urban Tree Protection Rule
FS18	John Gray	oppose	87.3	Amy Margaret Parlane	Approve the plan change with the amendments requested	Qualifying Matters	Formalising migration corridors. Perhaps they should have their own overlay or become a Qualifying Matter
FS18	John Gray	oppose	87.4	Amy Margaret Parlane	Approve the plan change with the amendments requested	Qualifying Matters	Assign the SEA Terrestrial Overlay to more stands of native trees throughout the Puhinui and Papakura catchments and they become a Qualifying matter.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS18	John Gray	oppose	87.5	Amy Margaret Parlane	Approve the plan change with the amendments requested	Other Plan Change	Allowing topsoil removal to take place as a standard part of subdivision practice needs to cease.
FS18	John Gray	oppose	87.6	Amy Margaret Parlane	Approve the plan change with the amendments requested	Other Plan Change	Recycle our native timbers from demolition sites. Encourage the recovery and recycling of timber, wiring etc. establish extra refuse hubs that are orientated towards this objective and bolster the established community facilities we already have such as the Beautification Trust.
FS19	Auckland International Airport Limited	oppose	10.2	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS19	Auckland International Airport Limited	oppose	10.3	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (5) Avoid intensification on sites or in areas (as applicable): (a) where there are qualifying matters and there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, mana whenua, natural resources, coastal environment, historic heritage or special character. (b)...
FS19	Auckland International Airport Limited	oppose	10.7	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Delete the bullet point proposed under paragraph 4  Limiting intensification where there are qualifying matters  and, if necessary, insert a reference to limits on intensification where there are qualifying matters elsewhere within B2.9.
FS19	Auckland International Airport Limited	oppose	18.11	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	18.13	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS19	Auckland International Airport Limited	oppose	18.14	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS19	Auckland International Airport Limited	oppose	18.15	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	18.16	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	18.19	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS19	Auckland International Airport Limited	oppose	18.21	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS19	Auckland International Airport Limited	oppose	18.35	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	support in part	18.49	Avant Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS19	Auckland International Airport Limited	oppose	22.15	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	22.21	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS19	Auckland International Airport Limited	oppose	22.22	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS19	Auckland International Airport Limited	oppose	22.25	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS19	Auckland International Airport Limited	oppose	22.31	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	oppose	23.15	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	23.21	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS19	Auckland International Airport Limited	oppose	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS19	Auckland International Airport Limited	oppose	23.25	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS19	Auckland International Airport Limited	oppose	23.31	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	oppose	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS19	Auckland International Airport Limited	oppose	24.8	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1 (1) as follows: (1) A quality compact urban form and well functioning urban environment that enables all of the following...
FS19	Auckland International Airport Limited	oppose	24.9	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete policy B2.2.2 (2) (aa) as follows: (aa) contribute to a well-functioning urban environment...
FS19	Auckland International Airport Limited	oppose	24.10	Kāinga Ora - Homes and Communities	Approve the plan change without any amendments	Well-functioning urban environment	Amend policy B2.2.2 (6) as follows: (6) Identify a hierarchy of centres that supports a quality compact urban form and contributes to a well-functioning urban environment:.....
FS19	Auckland International Airport Limited	oppose	24.11	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following
FS19	Auckland International Airport Limited	oppose	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS19	Auckland International Airport Limited	oppose	24.13	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) as follows: (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters, which contribute to a well-functioning urban environment.
FS19	Auckland International Airport Limited	oppose	24.15	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Delete policy B2.4.2(4) (note the submission incorrectly refers to B2.4.2(2)) as follows: (4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS19	Auckland International Airport Limited	oppose	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS19	Auckland International Airport Limited	oppose in part	24.18	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2)(c) as follows: (2) Industrial growth and activities are enabled in a manner that does all of the following... (c) manages conflicts between incompatible activities by applying relevant qualifying matters;
FS19	Auckland International Airport Limited	oppose	28.15	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	28.21	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS19	Auckland International Airport Limited	oppose	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS19	Auckland International Airport Limited	oppose	28.25	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS19	Auckland International Airport Limited	oppose	28.31	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	oppose	29.11	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	29.13	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS19	Auckland International Airport Limited	oppose	29.14	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS19	Auckland International Airport Limited	oppose	29.15	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	29.16	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	29.19	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS19	Auckland International Airport Limited	oppose	29.21	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	29.35	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	support in part	29.49	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS19	Auckland International Airport Limited	oppose	31.11	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	31.13	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS19	Auckland International Airport Limited	oppose	31.14	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS19	Auckland International Airport Limited	oppose	31.15	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	31.16	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	31.19	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS19	Auckland International Airport Limited	oppose	31.21	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	31.35	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	support in part	31.49	Russell Property Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS19	Auckland International Airport Limited	oppose	33.15	Sky City Auckland Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters...
FS19	Auckland International Airport Limited	oppose	37.11	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	37.13	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS19	Auckland International Airport Limited	oppose	37.14	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS19	Auckland International Airport Limited	oppose	37.15	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	37.16	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	37.19	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS19	Auckland International Airport Limited	oppose	37.21	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	37.35	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS19	Auckland International Airport Limited	support in part	37.49	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS19	Auckland International Airport Limited	oppose	39.11	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	39.13	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS19	Auckland International Airport Limited	oppose	39.14	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS19	Auckland International Airport Limited	oppose	39.15	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	39.16	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	39.19	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS19	Auckland International Airport Limited	oppose	39.21	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	39.35	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	support in part	39.49	30 Hospital Road Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS19	Auckland International Airport Limited	oppose	43.11	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	43.13	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS19	Auckland International Airport Limited	oppose	43.14	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS19	Auckland International Airport Limited	oppose	43.15	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	43.16	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	43.19	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS19	Auckland International Airport Limited	oppose	43.21	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	43.35	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	support in part	43.49	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS19	Auckland International Airport Limited	oppose	51.11	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	51.13	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS19	Auckland International Airport Limited	oppose	51.14	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS19	Auckland International Airport Limited	oppose	51.15	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	51.16	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS19	Auckland International Airport Limited	oppose	51.19	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS19	Auckland International Airport Limited	oppose	51.21	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	51.35	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	support in part	51.49	Shundi Management Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS19	Auckland International Airport Limited	oppose	52.11	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	52.13	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS19	Auckland International Airport Limited	oppose	52.14	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS19	Auckland International Airport Limited	oppose	52.15	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	52.16	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	52.19	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS19	Auckland International Airport Limited	oppose	52.21	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	52.35	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS19	Auckland International Airport Limited	support in part	52.49	Sonn Group	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS19	Auckland International Airport Limited	oppose	56.11	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	56.13	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS19	Auckland International Airport Limited	oppose	56.14	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS19	Auckland International Airport Limited	oppose	56.15	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	56.16	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	56.19	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS19	Auckland International Airport Limited	oppose	56.21	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	56.35	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	support in part	56.49	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS19	Auckland International Airport Limited	oppose	57.16	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)

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FS19	Auckland International Airport Limited	oppose	57.22	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS19	Auckland International Airport Limited	oppose	57.23	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS19	Auckland International Airport Limited	oppose	57.26	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS19	Auckland International Airport Limited	oppose	57.32	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	oppose	75.15	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	oppose	80.11	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS19	Auckland International Airport Limited	oppose	80.13	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS19	Auckland International Airport Limited	oppose	80.14	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS19	Auckland International Airport Limited	oppose	80.15	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	80.16	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS19	Auckland International Airport Limited	oppose	80.19	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS19	Auckland International Airport Limited	oppose	80.21	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS19	Auckland International Airport Limited	oppose	80.35	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	support in part	80.49	Templeton Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity
FS19	Auckland International Airport Limited	oppose	82.15	The University of Auckland	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS19	Auckland International Airport Limited	oppose	85.1	Acanthus Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective 2.3.1 (1) by adding a new “a” as follows and renumbering accordingly: (a) enabling as many people to live in, and as many businesses and community services to be located in, areas of an urban environment as is reasonably practical and recognizing that this objective has the highest priority
FS19	Auckland International Airport Limited	oppose	85.2	Acanthus Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy 2.3.2(1) by adding a new “a” as follows and renumbering accordingly: (a) maximises the enabled intensification of all urban zoned sites and allows resource consent applications to address the interface between the zoning and any applicable overlay or precinct provisions through the resource consent process.
FS19	Auckland International Airport Limited	oppose	85.3	Acanthus Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Reject the proposed changes to Objective B2.4.1 (1) except in relation to climate change and natural hazards.
FS19	Auckland International Airport Limited	oppose	85.4	Acanthus Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to Objective B2.4.1(1A).
FS19	Auckland International Airport Limited	oppose	85.5	Acanthus Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Reject the proposed changes to Policy B2.4.2 (2)
FS19	Auckland International Airport Limited	oppose	85.6	Acanthus Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to Policy B2.4.2 (3), (4)(b) (c) and (5)(a) relating to qualifying matters
FS19	Auckland International Airport Limited	oppose	85.7	Acanthus Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject references to limiting intensification in Para 4 of B2.9.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	39.16	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	39.21	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	39.35	30 Hospital Road Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	85.4	Acanthus Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to Objective B2.4.1(1A).
FS20	Herne Bay Residents Association Inc.	oppose	85.6	Acanthus Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to Policy B2.4.2 (3), (4)(b) (c) and (5)(a) relating to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	85.7	Acanthus Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject references to limiting intensification in Para 4 of B2.9.
FS20	Herne Bay Residents Association Inc.	oppose	18.13	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS20	Herne Bay Residents Association Inc.	oppose	18.14	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS20	Herne Bay Residents Association Inc.	oppose	18.15	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	18.16	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	18.21	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	18.35	Avant Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	57.12	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS20	Herne Bay Residents Association Inc.	oppose	57.20	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments.
FS20	Herne Bay Residents Association Inc.	oppose	57.21	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS20	Herne Bay Residents Association Inc.	oppose	57.22	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS20	Herne Bay Residents Association Inc.	oppose	57.23	Beachlands South Limited Partnership	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS20	Herne Bay Residents Association Inc.	oppose	70.5	Charles and Nancy Liu	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to Objective B2.4.1(1A).
FS20	Herne Bay Residents Association Inc.	oppose	70.7	Charles and Nancy Liu	Approve the plan change with the amendments requested	Qualifying Matters	Reject references to limiting intensification in Para 4 of B2.9.
FS20	Herne Bay Residents Association Inc.	oppose	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS20	Herne Bay Residents Association Inc.	oppose	22.15	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS20	Herne Bay Residents Association Inc.	oppose	22.18	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	22.19	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS20	Herne Bay Residents Association Inc.	oppose	22.20	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS20	Herne Bay Residents Association Inc.	oppose	22.21	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS20	Herne Bay Residents Association Inc.	oppose	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS20	Herne Bay Residents Association Inc.	oppose	23.15	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS20	Herne Bay Residents Association Inc.	oppose	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS20	Herne Bay Residents Association Inc.	oppose	23.19	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS20	Herne Bay Residents Association Inc.	oppose	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS20	Herne Bay Residents Association Inc.	oppose	23.21	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS20	Herne Bay Residents Association Inc.	oppose	23.23	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS20	Herne Bay Residents Association Inc.	oppose	23.31	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	43.11	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS20	Herne Bay Residents Association Inc.	oppose	43.13	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS20	Herne Bay Residents Association Inc.	oppose	43.14	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS20	Herne Bay Residents Association Inc.	oppose	43.15	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	43.16	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	43.21	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	43.35	Gibbonsco Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	10.1	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A) as follows: (1A) Residential intensification is limited in some areas to the extent necessary to accommodate qualifying matters.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	10.2	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS20	Herne Bay Residents Association Inc.	oppose	10.3	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (5) Avoid intensification on sites or in areas (as applicable): (a) where there are qualifying matters and there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, mana whenua, natural resources, coastal environment, historic heritage or special character. (b)...
FS20	Herne Bay Residents Association Inc.	oppose	10.7	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	Delete the bullet point proposed under paragraph 4  Limiting intensification where there are qualifying matters  and, if necessary, insert a reference to limits on intensification where there are qualifying matters elsewhere within B2.9.
FS20	Herne Bay Residents Association Inc.	oppose	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	24.13	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) as follows: (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters, which contribute to a well-functioning urban environment.
FS20	Herne Bay Residents Association Inc.	oppose	24.14	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) (note submission incorrectly refers to B2.4.2(1)) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters.
FS20	Herne Bay Residents Association Inc.	oppose	24.15	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Delete policy B2.4.2(4) (note the submission incorrectly refers to B2.4.2(2)) as follows: (4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and...
FS20	Herne Bay Residents Association Inc.	oppose	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS20	Herne Bay Residents Association Inc.	oppose	24.18	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2)(c) as follows: (2) Industrial growth and activities are enabled in a manner that does all of the following... (c) manages conflicts between incompatible activities by applying relevant qualifying matters;
FS20	Herne Bay Residents Association Inc.	oppose	25.25	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	27.4	Mariposa Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Delete reference to Qualifying Matters in B2.4.2(5)(a).
FS20	Herne Bay Residents Association Inc.	oppose	27.5	Mariposa Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Add a new policy to B2.4.2 policy (10A) which directs decision-makers to “have particular regard” to the potential change in amenity from increased residential density, the different views on whether this is positive or negative, and that a change in amenity is not necessarily an adverse effect.
FS20	Herne Bay Residents Association Inc.	oppose	72.5	North Eastern Investments Limited NEIL	Approve the plan change with the amendments requested	Qualifying Matters	Opposes additions to B2.9 Para 4 Limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	28.15	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS20	Herne Bay Residents Association Inc.	oppose	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS20	Herne Bay Residents Association Inc.	oppose	28.18	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS20	Herne Bay Residents Association Inc.	oppose	28.19	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS20	Herne Bay Residents Association Inc.	oppose	28.20	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS20	Herne Bay Residents Association Inc.	oppose	28.21	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS20	Herne Bay Residents Association Inc.	oppose	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS20	Herne Bay Residents Association Inc.	oppose	28.32	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the create amenity values for future generations of an area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	29.11	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS20	Herne Bay Residents Association Inc.	oppose	29.13	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS20	Herne Bay Residents Association Inc.	oppose	29.14	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS20	Herne Bay Residents Association Inc.	oppose	29.15	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	29.35	Piper Properties Consultants Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	75.8	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS20	Herne Bay Residents Association Inc.	oppose	75.15	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	75.16	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS20	Herne Bay Residents Association Inc.	oppose	76.3	Red Rhino Limited and Airport Rent A Car Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.3.1 (1) by adding a new "a" and renumbering accordingly: enabling as many people to live in, and as many businesses and community services to be located in, areas of an urban environment as is reasonably practical and recognizing that this objective has the highest priority.
FS20	Herne Bay Residents Association Inc.	oppose	76.4	Red Rhino Limited and Airport Rent A Car Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy 2.3.2(1) by adding a new "a" and renumbering accordingly: maximises the enabled intensification of all urban zoned sites and allows resource consent applications to address the interface between the zoning and any applicable overlay or precinct provisions through the resource consent process.
FS20	Herne Bay Residents Association Inc.	oppose	76.5	Red Rhino Limited and Airport Rent A Car Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to Objective B2.4.1(1A).
FS20	Herne Bay Residents Association Inc.	oppose	76.7	Red Rhino Limited and Airport Rent A Car Limited	Approve the plan change with the amendments requested	Qualifying Matters	Reject references to limiting intensification in Para 4 of B2.9.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	3.1	Robert Mark Graham	Approve the plan change with the amendments requested	Qualifying Matters	Dial-down the extent that the qualifying matters are used to continue to restrict development.
FS20	Herne Bay Residents Association Inc.	oppose	31.11	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS20	Herne Bay Residents Association Inc.	oppose	31.13	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS20	Herne Bay Residents Association Inc.	oppose	31.14	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS20	Herne Bay Residents Association Inc.	oppose	31.15	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	31.16	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	31.21	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	31.35	Russell Property Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	78.1	Screaton Ltd	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective 2.3.1 (1) by adding a new objective as follows: (aa) enabling as many people to live in, and as many businesses and community services to be located in, areas of an urban environment as is reasonably practical and recognizing that this objective has the highest priority.
FS20	Herne Bay Residents Association Inc.	oppose	78.2	Screaton Ltd	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy 2.3.2(1) by adding a new policy as follows: (aa) maximises the enabled intensification of all urban zoned sites and allows resource consent applications to address the interface between the zoning and any applicable overlay or precinct provisions through the resource consent process.
FS20	Herne Bay Residents Association Inc.	oppose	78.3	Screaton Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to the objectives in B2.4.1, except in relation to climate change and natural hazards.
FS20	Herne Bay Residents Association Inc.	oppose	78.4	Screaton Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Reject the proposed changes to the policies in B2.4.1, except in relation to climate change and natural hazards.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	78.5	Screaton Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Reject references to limiting intensification in Para 4 of B2.9.
FS20	Herne Bay Residents Association Inc.	oppose	32.4	Shildon Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Delete reference to Qualifying Matters in B2.4.2(5)(a).
FS20	Herne Bay Residents Association Inc.	oppose	32.5	Shildon Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Add a new policy to B2.4.2 policy (10A) which directs decision-makers to “have particular regard” to the potential change in amenity from increased residential density, the different views on whether this is positive or negative, and that a change in amenity is not necessarily an adverse effect.
FS20	Herne Bay Residents Association Inc.	oppose	51.11	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS20	Herne Bay Residents Association Inc.	oppose	51.13	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS20	Herne Bay Residents Association Inc.	oppose	51.14	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS20	Herne Bay Residents Association Inc.	oppose	51.15	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	51.16	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	51.19	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS20	Herne Bay Residents Association Inc.	oppose	51.21	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	51.35	Shundi Management Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	33.15	Sky City Auckland Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters...



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	33.16	Sky City Auckland Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS20	Herne Bay Residents Association Inc.	oppose	52.16	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	52.21	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	52.35	Sonn Group	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	80.11	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS20	Herne Bay Residents Association Inc.	oppose	80.13	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS20	Herne Bay Residents Association Inc.	oppose	80.14	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS20	Herne Bay Residents Association Inc.	oppose	80.15	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	80.16	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	80.19	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS20	Herne Bay Residents Association Inc.	oppose	80.21	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	80.35	Templeton Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	62.1	The Chloride Trust	Approve the plan change with the amendments requested	Qualifying Matters	Delete all references to special character.
FS20	Herne Bay Residents Association Inc.	oppose	62.2	The Chloride Trust	Approve the plan change with the amendments requested	Qualifying Matters	Delete all of Chapter D18 Special Character Areas Overlay - Residential and Business
FS20	Herne Bay Residents Association Inc.	oppose	35.1	The Coalition for More Homes	Approve the plan change with the amendments requested	Qualifying Matters	Delete all references to special character in the provisions which are being changed.
FS20	Herne Bay Residents Association Inc.	oppose	35.2	The Coalition for More Homes	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (4)(c) as follows: where there are qualifying matters and there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, and historic heritage and special character; and...
FS20	Herne Bay Residents Association Inc.	oppose	35.3	The Coalition for More Homes	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (5)(a) as follows: where there are qualifying matters and there relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or ...
FS20	Herne Bay Residents Association Inc.	oppose	35.4	The Coalition for More Homes	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy 2.5.2(4)(g) as follows: any significant adverse effects on the environment, qualifying matters or on natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character..
FS20	Herne Bay Residents Association Inc.	oppose	13.1	The Fuel Companies	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.4.2. Policies Residential intensification  (5) Avoid intensification in areas: (a) where there are qualifying matters and/or there are natural and physical resources that .....
FS20	Herne Bay Residents Association Inc.	oppose	82.15	The University of Auckland	Approve the plan change with the amendments requested	Qualifying Matters	Alternative Relief (5) Avoid intensification in areas: (a) where there are qualifying matters; and (i) there are natural and physical resources ..... or (ii) areas protected for emergency management purposes; or ....
FS20	Herne Bay Residents Association Inc.	oppose	82.16	The University of Auckland	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	82.16	The University of Auckland	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	36.7	Transpower New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.1(5) as follows: (5) Avoid intensification in areas: (a) where there are qualifying matters and there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; (aa) where there are qualifying matters, such as the National Grid Corridor Overlay, that mean that further development or intensification is inappropriate; or...
FS20	Herne Bay Residents Association Inc.	oppose	37.11	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS20	Herne Bay Residents Association Inc.	oppose	37.13	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS20	Herne Bay Residents Association Inc.	oppose	37.14	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS20	Herne Bay Residents Association Inc.	oppose	37.15	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	37.16	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	37.21	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	37.35	Villages of New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	38.9	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend Policies B2.4.2 to be more reflective of the residential zones and consistent with the NPS-UD.
FS20	Herne Bay Residents Association Inc.	oppose	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS20	Herne Bay Residents Association Inc.	oppose	38.11	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies B2.4.2, amend wording to (3) as follows: Provide for medium residential intensities in all other urban residential areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS20	Herne Bay Residents Association Inc.	oppose	56.13	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS20	Herne Bay Residents Association Inc.	oppose	56.14	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS20	Herne Bay Residents Association Inc.	oppose	56.15	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	56.16	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	56.19	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete the amendments to B2.5.1(3) (c)
FS20	Herne Bay Residents Association Inc.	oppose	56.21	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2 (4) and B2.4.2(4) (g) to remove reference to qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	56.35	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS20	Herne Bay Residents Association Inc.	oppose	88.1	Zeo Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete all references to special character.
FS21	Transpower New Zealand Limited	support	17.3	Auckland International Airport Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B.2.2.2(2) by adding: (n) ensuring any other qualifying matters which may justify limited, or avoidance, of urbanisation are appropriately applied.
FS21	Transpower New Zealand Limited	support	17.6	Auckland International Airport Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2(2) by adding: (i) A scale and form of development that is appropriate in light of any relevant qualifying matters.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS21	Transpower New Zealand Limited	support	26.7	KiwiRail Holdings Ltd	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(13) as follows: ... (b) do not increase the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan, and reduce intensity over time in areas of high risk where this is necessary to implement managed retreat; (c) encourage redevelopment where it would reduce the risk of adverse effects from coastal hazards and in the event of redevelopment, minimise natural hazard risks through the location and design of development;
FS21	Transpower New Zealand Limited	oppose	78.1	Screaton Ltd	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective 2.3.1 (1) by adding a new objective as follows: (aa) enabling as many people to live in, and as many businesses and community services to be located in, areas of an urban environment as is reasonably practical and recognizing that this objective has the highest priority.
FS21	Transpower New Zealand Limited	oppose	85.1	Acanthus Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective 2.3.1 (1) by adding a new "a" as follows and renumbering accordingly: (a) enabling as many people to live in, and as many businesses and community services to be located in, areas of an urban environment as is reasonably practical and recognizing that this objective has the highest priority
FS22	Mariposa Ltd	oppose	12.1	John Mackay	Approve the plan change without any amendments	Qualifying Matters	Maximise the use of QM's to ensure intensification is sustainable, resilient and enabled only close to centres.
FS22	Mariposa Ltd	support	23.2	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS22	Mariposa Ltd	support	23.3	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS22	Mariposa Ltd	support	23.4	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS22	Mariposa Ltd	support	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS22	Mariposa Ltd	support	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS22	Mariposa Ltd	support	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS22	Mariposa Ltd	support	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS22	Mariposa Ltd	support	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS22	Mariposa Ltd	support	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS22	Mariposa Ltd	support	23.12	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS22	Mariposa Ltd	support	23.13	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS22	Mariposa Ltd	support	23.14	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment
FS22	Mariposa Ltd	support	23.15	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS22	Mariposa Ltd	support	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS22	Mariposa Ltd	support	23.17	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.4.1(6) as follows: At least sufficient, feasible development capacity for housing...
FS22	Mariposa Ltd	support	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS22	Mariposa Ltd	support	23.19	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(2) to delete the proposed amendments
FS22	Mariposa Ltd	support	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS22	Mariposa Ltd	support	23.21	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS22	Mariposa Ltd	support	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS22	Mariposa Ltd	support	23.23	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.4.2(8) as follows: Residential neighbourhoods and character Recognise and provide for a transition from a typical low-density residential character in existing neighbourhoods, to a medium or high-density residential character existing and planned neighbourhood character through the use of place based planning tools.
FS22	Mariposa Ltd	support	23.30	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well- functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS22	Mariposa Ltd	support	23.31	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS22	Mariposa Ltd	support	23.32	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people’s well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan’s objectives and maintain and enhance the create amenity values for future generations of an area.
FS22	Mariposa Ltd	support	23.33	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...
FS22	Mariposa Ltd	support in part/opp ose in part	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS22	Mariposa Ltd	support in part	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.
FS22	Mariposa Ltd	support in part	24.7	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2 to address responsive planning and add a new policy to add specified criteria for significant development capacity.
FS22	Mariposa Ltd	support	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS22	Mariposa Ltd	oppose	24.13	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) as follows: (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters, which contribute to a well-functioning urban environment.
FS22	Mariposa Ltd	oppose	24.14	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) (note submission incorrectly refers to B2.4.2(1)) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters.
FS22	Mariposa Ltd	support	24.15	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Delete policy B2.4.2(4) (note the submission incorrectly refers to B2.4.2(2)) as follows: (4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and...
FS22	Mariposa Ltd	support	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS22	Mariposa Ltd	support	24.17	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: (b) that are subject to significant natural hazard risks including the effects of climate change on the frequency and extent of the natural hazards
FS22	Mariposa Ltd	support	56.2	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS22	Mariposa Ltd	support	56.3	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Objective B2.2.1 (5)(b)



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS22	Mariposa Ltd	support	56.4	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (2) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS22	Mariposa Ltd	support	56.5	Winton Land Limited	Approve the plan change without any amendments	Well-functioning urban environment	Retain Policy B 2.2.2 (4)
FS22	Mariposa Ltd	support	56.6	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (6) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment.
FS22	Mariposa Ltd	support	56.7	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) to clarify that a quality compact urban environment is a subset of a well-functioning urban environment, and to acknowledge the need to be responsive to plan changes that would significantly contribute to development capacity and to well-functioning urban environments
FS22	Mariposa Ltd	support	56.8	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1 (1) to remove reference to either 'quality compact urban environment' and 'well-functioning urban environment'
FS22	Mariposa Ltd	support	56.9	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2 (1)(g) to relate to a contribution to resilience to climate change in place of the specific references to urban heating and tree canopy cover.
FS22	Mariposa Ltd	support	56.10	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	That objective B2.4.1 (1) be amended as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:...
FS22	Mariposa Ltd	support	56.11	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete objective B2.4.1(1A)
FS22	Mariposa Ltd	support	56.12	Winton Land Limited	Approve the plan change without any amendments	Climate Change Resilience	Retain objective B2.4.1 (2)
FS22	Mariposa Ltd	support	56.13	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete additions in Policy B2.4.2(2)
FS22	Mariposa Ltd	support	56.14	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) to provide for medium residential intensities across all urban residential areas
FS22	Mariposa Ltd	support	56.15	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B 2.4.2 (4) (b) to ensure MDRS is applied as the baseline outcome for urban intensification Amend policy B 2.4.2 (4) (c) to remove reference to qualifying matters
FS22	Mariposa Ltd	support	56.16	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to remove reference to qualifying matters

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS22	Mariposa Ltd	support	56.34	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 to acknowledge that a quality built urban form is part of a well-functioning environment
FS22	Mariposa Ltd	support	56.35	Winton Land Limited	Approve the plan change with the amendments requested	Qualifying Matters	Delete in B 2.9 para 4 the bullet point relating to limiting intensification where there are qualifying matters
FS22	Mariposa Ltd	support	56.36	Winton Land Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 6 to give effect to NPSUD relating to the need for at least sufficient land to provide residential and business development capacity in the short, medium and long-term
FS22	Mariposa Ltd	support	56.41	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.2.2(4A) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS22	Mariposa Ltd	support	56.42	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 8.3.1(7) - retain the operative provisions (reject the proposed amendment)
FS22	Mariposa Ltd	support	56.43	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B8.4.2 (1) (d) - retain the operative provisions (reject the proposed amendment)
FS22	Mariposa Ltd	support	56.44	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Objective B 10.2.1(4) - retain the operative provisions (reject the proposed amendment)
FS22	Mariposa Ltd	support	56.45	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend the B policy 10.2.2 (1) to more broadly talk through the issue of climate change and to remove reference to 'sea level rise over at least 100 years'
FS22	Mariposa Ltd	support	56.46	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (4) - retain the operative provisions (reject the proposed amendment)
FS22	Mariposa Ltd	support	56.47	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B10.2.2 (6)(a) - retain the operative provisions (reject the proposed amendment)
FS22	Mariposa Ltd	support	56.48	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.2.2 (12)(a) - retain the operative provisions (reject the proposed amendment)
FS22	Mariposa Ltd	support	56.49	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B policy 10.2.2(13) (b) to remove reference to reduced intensity

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS22	Mariposa Ltd	support	56.50	Winton Land Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Policy B 10.3.2(2)(a) - retain the operative provisions (reject the proposed amendment)
FS23	Craigieburn Range Trust	support	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS23	Craigieburn Range Trust	support	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS23	Craigieburn Range Trust	support	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS23	Craigieburn Range Trust	support	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS23	Craigieburn Range Trust	support	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS23	Craigieburn Range Trust	support	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS23	Craigieburn Range Trust	support	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS23	Craigieburn Range Trust	support	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS23	Craigieburn Range Trust	support	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS23	Craigieburn Range Trust	support	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS23	Craigieburn Range Trust	support	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS23	Craigieburn Range Trust	support	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS23	Craigieburn Range Trust	support	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS23	Craigieburn Range Trust	support	23.24	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS23	Craigieburn Range Trust	support	23.25	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS23	Craigieburn Range Trust	support	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS23	Craigieburn Range Trust	support	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS23	Craigieburn Range Trust	support	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS23	Craigieburn Range Trust	support	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS23	Craigieburn Range Trust	support	24.20	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.4.2(1)(d) as follows: (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following... d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
FS23	Craigieburn Range Trust	support	24.21	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B10.2.1 (4) as follows: (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.
FS23	Craigieburn Range Trust	support	24.22	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(2) as follows: (2) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.
FS23	Craigieburn Range Trust	support	24.23	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(6) as follows: (6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: a)the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or
FS23	Craigieburn Range Trust	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS23	Craigieburn Range Trust	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS23	Craigieburn Range Trust	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS23	Craigieburn Range Trust	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS23	Craigieburn Range Trust	support	28.2	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS23	Craigieburn Range Trust	support	28.5	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS23	Craigieburn Range Trust	support	28.7	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS23	Craigieburn Range Trust	support	28.10	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS23	Craigieburn Range Trust	support	28.11	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS23	Craigieburn Range Trust	support	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS23	Craigieburn Range Trust	support	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS23	Craigieburn Range Trust	support	28.25	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS23	Craigieburn Range Trust	oppose	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.
FS23	Craigieburn Range Trust	support	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS23	Craigieburn Range Trust	oppose	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS23	Craigieburn Range Trust	support	38.17	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B8.2.2.2
FS23	Craigieburn Range Trust	support	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.
FS24	Euroclass Limited	support	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS24	Euroclass Limited	support	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS24	Euroclass Limited	support	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS24	Euroclass Limited	support	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS24	Euroclass Limited	support	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS24	Euroclass Limited	support	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS24	Euroclass Limited	support	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS24	Euroclass Limited	support	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS24	Euroclass Limited	support	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS24	Euroclass Limited	support	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS24	Euroclass Limited	support	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS24	Euroclass Limited	support	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS24	Euroclass Limited	support	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS24	Euroclass Limited	support	23.24	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS24	Euroclass Limited	support	23.25	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS24	Euroclass Limited	support	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS24	Euroclass Limited	support	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.
FS24	Euroclass Limited	support	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS24	Euroclass Limited	support	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS24	Euroclass Limited	support	24.20	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.4.2(1)(d) as follows: (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following... d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
FS24	Euroclass Limited	support	24.21	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B10.2.1 (4) as follows: (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.
FS24	Euroclass Limited	support	24.22	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(2) as follows: (2) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.
FS24	Euroclass Limited	support	24.23	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(6) as follows: (6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or
FS24	Euroclass Limited	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS24	Euroclass Limited	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS24	Euroclass Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS24	Euroclass Limited	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS24	Euroclass Limited	support	28.2	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS24	Euroclass Limited	support	28.5	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS24	Euroclass Limited	support	28.7	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS24	Euroclass Limited	support	28.10	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS24	Euroclass Limited	support	28.11	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS24	Euroclass Limited	support	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS24	Euroclass Limited	support	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS24	Euroclass Limited	support	28.25	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS24	Euroclass Limited	oppose	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS24	Euroclass Limited	support	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS24	Euroclass Limited	oppose	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by:... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS24	Euroclass Limited	support	38.17	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B8.2.2.2
FS24	Euroclass Limited	support	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.
FS25	Highbrook Living Limited	support	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS25	Highbrook Living Limited	support	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS25	Highbrook Living Limited	support	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS25	Highbrook Living Limited	support	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS25	Highbrook Living Limited	support	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS25	Highbrook Living Limited	support	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS25	Highbrook Living Limited	support	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS25	Highbrook Living Limited	support	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS25	Highbrook Living Limited	support	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS25	Highbrook Living Limited	support	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS25	Highbrook Living Limited	support	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS25	Highbrook Living Limited	support	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS25	Highbrook Living Limited	support	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS25	Highbrook Living Limited	support	23.24	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS25	Highbrook Living Limited	support	23.25	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS25	Highbrook Living Limited	support	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS25	Highbrook Living Limited	support	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.
FS25	Highbrook Living Limited	support	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS25	Highbrook Living Limited	support	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS25	Highbrook Living Limited	support	24.20	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.4.2(1)(d) as follows: (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following... d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
FS25	Highbrook Living Limited	support	24.21	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B10.2.1 (4) as follows: (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.
FS25	Highbrook Living Limited	support	24.22	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(2) as follows: (2) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS25	Highbrook Living Limited	support	24.23	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(6) as follows: (6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or
FS25	Highbrook Living Limited	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS25	Highbrook Living Limited	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS25	Highbrook Living Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS25	Highbrook Living Limited	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS25	Highbrook Living Limited	support	28.2	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS25	Highbrook Living Limited	support	28.5	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS25	Highbrook Living Limited	support	28.7	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS25	Highbrook Living Limited	support	28.10	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS25	Highbrook Living Limited	support	28.11	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS25	Highbrook Living Limited	support	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS25	Highbrook Living Limited	support	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS25	Highbrook Living Limited	support	28.25	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS25	Highbrook Living Limited	oppose	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.
FS25	Highbrook Living Limited	support	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS25	Highbrook Living Limited	oppose	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by:... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS25	Highbrook Living Limited	support	38.17	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B8.2.2.2
FS25	Highbrook Living Limited	support	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.
FS26	Investore Property Limited	support	25.1	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete Objective 2.2.1(1A)
FS26	Investore Property Limited	support	25.2	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well functioning urban environment that enables all of the following:
FS26	Investore Property Limited	support	25.3	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS26	Investore Property Limited	support	25.4	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS26	Investore Property Limited	support	25.5	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth...
FS26	Investore Property Limited	support	25.6	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS26	Investore Property Limited	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS26	Investore Property Limited	support	25.8	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2(4) by adding the following: .....and avoid urbanisation outside these areas other than where it is consistent with development anticipated by a Future Urban zoning and any structure planning exercises that have been undertaken.
FS26	Investore Property Limited	support	25.9	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:
FS26	Investore Property Limited	support	25.10	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS26	Investore Property Limited	support	25.11	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form;
FS26	Investore Property Limited	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS26	Investore Property Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS26	Investore Property Limited	support	25.14	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1(1) as follows: (1) A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS26	Investore Property Limited	support	25.15	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.3.2(1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a well-functioning urban environment and does all of the following:
FS26	Investore Property Limited	support	25.16	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (x) contributes to the community's resilience to the effects of climate change. (f) Ffimproves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (g) provides for water reuse and rainwater collection and use

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS26	Investore Property Limited	support	25.17	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS26	Investore Property Limited	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS26	Investore Property Limited	support	25.19	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend Objective 2.4.1(6) as follows: At least sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:
FS26	Investore Property Limited	support	25.20	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(1) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS26	Investore Property Limited	support	25.21	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.5.2 (2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well-functioning urban environment and the following:... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre;.. (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS26	Investore Property Limited	support	25.22	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy 2.5.2(10A)
FS26	Investore Property Limited	support	25.23	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form in is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS26	Investore Property Limited	support	25.24	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by...
FS26	Investore Property Limited	support	25.25	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS26	Investore Property Limited	support	25.26	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment.
FS27	Charles and Nancy Liu	support	10.8	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	B2.9 Para 6 Either delete the proposed reference to a well functioning urban environment in paragraph 6 or better integrate the reference into the paragraph so that it does not read like an afterthought.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS27	Charles and Nancy Liu	support	22.24	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS27	Charles and Nancy Liu	support in part	48.2	Motu Design	Approve the plan change with the amendments requested	Qualifying Matters	Reference to a greater range of qualifying matters to include other matters that support the local identity, character, and quality of areas where there is a public benefit. This should include areas adjoining and supporting places of high amenity and/or landscape value. Including volcanic landscape, ecological corridors, and premium public spaces (inclusive of some streets and beaches) of local and/or regional significance.
FS27	Charles and Nancy Liu	oppose	38.8	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2 to provide a new policy that addresses criteria for unanticipated or out of sequence development as directed in NPS UD 3.8(3).
FS27	Charles and Nancy Liu	support in part	38.2	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.1 to add issues for urban growth and form to include the links between urban growth and form and greenhouse gas emissions.
FS27	Charles and Nancy Liu	support in part	38.5	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.2.2(2) as follows: (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that... (g1) supporting reductions in greenhouse gas emissions (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and...
FS27	Charles and Nancy Liu	oppose	38.7	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.2.2(7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (ba) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...] (cb) supporting reductions in greenhouse gas emissions
FS28	Matvin Group Limited	support	10.8	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	B2.9 Para 6 Either delete the proposed reference to a well functioning urban environment in paragraph 6 or better integrate the reference into the paragraph so that it does not read like an afterthought.
FS28	Matvin Group Limited	support	22.24	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS28	Matvin Group Limited	support in part	48.2	Motu Design	Approve the plan change with the amendments requested	Qualifying Matters	Reference to a greater range of qualifying matters to include other matters that support the local identity, character, and quality of areas where there is a public benefit. This should include areas adjoining and supporting places of high amenity and/or landscape value. Including volcanic landscape, ecological corridors, and premium public spaces (inclusive of some streets and beaches) of local and/or regional significance.
FS28	Matvin Group Limited	oppose	38.8	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2 to provide a new policy that addresses criteria for unanticipated or out of sequence development as directed in NPS UD 3.8(3).

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS28	Matvin Group Limited	support in part	38.2	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.1 to add issues for urban growth and form to include the links between urban growth and form and greenhouse gas emissions.
FS28	Matvin Group Limited	support in part	38.5	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.2.2(2) as follows: (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (g1) supporting reductions in greenhouse gas emissions (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and...
FS28	Matvin Group Limited	oppose	38.7	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.2.2(7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (ba) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...] (cb) supporting reductions in greenhouse gas emissions
FS29	Mission Bay Kohimarama Residents Association Incorporated	support	11.1	Royal Forest and Bird Protection Society of New Zealand Inc Forest and Bird	Approve the plan change without any amendments	Well-functioning urban environment	Approve the plan change without any amendments.
FS29	Mission Bay Kohimarama Residents Association Incorporated	support	11.2	Royal Forest and Bird Protection Society of New Zealand Inc Forest and Bird	Approve the plan change without any amendments	Climate Change Resilience	Approve the plan change without any amendments.
FS29	Mission Bay Kohimarama Residents Association Incorporated	support	11.3	Royal Forest and Bird Protection Society of New Zealand Inc Forest and Bird	Approve the plan change without any amendments	Climate Change Resilience	Approve the plan change without any amendments.
FS29	Mission Bay Kohimarama Residents Association Incorporated	support	11.4	Royal Forest and Bird Protection Society of New Zealand Inc Forest and Bird	Approve the plan change without any amendments	Climate Change Resilience	Approve the plan change without any amendments.
FS30	North Eastern Investments Limited	oppose in part	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS30	North Eastern Investments Limited	oppose in part	24.2	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B2 on resilience to the effects of climate change’

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS30	North Eastern Investments Limited	oppose in part	24.3	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B7 on resilience to the effects of climate change'
FS30	North Eastern Investments Limited	oppose in part	24.4	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B8 on resilience to the effects of climate change'
FS30	North Eastern Investments Limited	oppose in part	24.5	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Retain amendments in B10 on resilience to the effects of climate change'
FS30	North Eastern Investments Limited	oppose in part	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.
FS30	North Eastern Investments Limited	oppose in part	24.7	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2 to address responsive planning and add a new policy to add specified criteria for significant development capacity.
FS30	North Eastern Investments Limited	oppose in part	24.8	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1 (1) as follows: (1) A quality compact urban form and well functioning urban environment that enables all of the following...
FS30	North Eastern Investments Limited	oppose in part	24.9	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete policy B2.2.2 (2) (aa) as follows: (aa) contribute to a well-functioning urban environment...
FS30	North Eastern Investments Limited	oppose in part	24.10	Kāinga Ora - Homes and Communities	Approve the plan change without any amendments	Well-functioning urban environment	Amend policy B2.2.2 (6) as follows: (6) Identify a hierarchy of centres that supports a quality compact urban form and contributes to a well-functioning urban environment:.....
FS30	North Eastern Investments Limited	oppose in part	24.11	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2 (7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following
FS30	North Eastern Investments Limited	oppose in part	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS30	North Eastern Investments Limited	oppose in part	24.13	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) as follows: (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters, which contribute to a well-functioning urban environment.
FS30	North Eastern Investments Limited	oppose in part	24.14	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) (note submission incorrectly refers to B2.4.2(1)) as follows: (3) Provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting building height and/or density of urban form in areas where there are identified qualifying matters.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS30	North Eastern Investments Limited	oppose in part	24.15	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Delete policy B2.4.2(4) (note the submission incorrectly refers to B2.4.2(2)) as follows: (4) Provide for lower residential intensity in areas: (a) that are not close to centres and public transport; (b) that are subject to high environmental constraints; (c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character; and...
FS30	North Eastern Investments Limited	oppose in part	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS30	North Eastern Investments Limited	oppose in part	24.17	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: (b) that are subject to significant natural hazard risks including the effects of climate change on the frequency and extent of the natural hazards
FS30	North Eastern Investments Limited	oppose in part	24.18	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2)(c) as follows: (2) Industrial growth and activities are enabled in a manner that does all of the following... (c) manages conflicts between incompatible activities by applying relevant qualifying matters;
FS30	North Eastern Investments Limited	oppose in part	24.19	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B8.3.1(7) as follows: (7) In areas potentially affected by coastal hazards, including sea level rise over at least 100 years, subdivision, use and development avoid increasing the risk of social, environmental and economic harm.
FS30	North Eastern Investments Limited	oppose in part	24.20	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.4.2(1)(d) as follows: (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following... d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
FS30	North Eastern Investments Limited	oppose in part	24.21	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B10.2.1 (4) as follows: (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.
FS30	North Eastern Investments Limited	oppose in part	24.22	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(2) as follows: (2) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.
FS30	North Eastern Investments Limited	oppose in part	24.23	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(6) as follows: (6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or
FS30	North Eastern Investments Limited	oppose in part	24.24	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.3.2.(2) as follows: (2) Manage the use and development of land for hazardous facilities: (a) so that such facilities are resilient to the effects of natural hazards, including sea level rise over at least 100 years...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS31	NZ Storage Holdings Limited	support	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS31	NZ Storage Holdings Limited	support	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS31	NZ Storage Holdings Limited	support	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS31	NZ Storage Holdings Limited	support	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS31	NZ Storage Holdings Limited	support	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS31	NZ Storage Holdings Limited	support	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS31	NZ Storage Holdings Limited	support	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS31	NZ Storage Holdings Limited	support	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS31	NZ Storage Holdings Limited	support	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS31	NZ Storage Holdings Limited	support	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS31	NZ Storage Holdings Limited	support	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS31	NZ Storage Holdings Limited	support	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS31	NZ Storage Holdings Limited	support	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS31	NZ Storage Holdings Limited	support	23.24	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS31	NZ Storage Holdings Limited	support	23.25	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS31	NZ Storage Holdings Limited	support	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS31	NZ Storage Holdings Limited	support	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS31	NZ Storage Holdings Limited	support	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS31	NZ Storage Holdings Limited	support	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS31	NZ Storage Holdings Limited	support	24.20	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.4.2(1)(d) as follows: (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following... d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
FS31	NZ Storage Holdings Limited	support	24.21	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B10.2.1 (4) as follows: (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.
FS31	NZ Storage Holdings Limited	support	24.22	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(2) as follows: (2) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.
FS31	NZ Storage Holdings Limited	support	24.23	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(6) as follows: (6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: a)the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or
FS31	NZ Storage Holdings Limited	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS31	NZ Storage Holdings Limited	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS31	NZ Storage Holdings Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS31	NZ Storage Holdings Limited	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS31	NZ Storage Holdings Limited	support	28.2	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS31	NZ Storage Holdings Limited	support	28.5	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS31	NZ Storage Holdings Limited	support	28.7	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS31	NZ Storage Holdings Limited	support	28.10	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS31	NZ Storage Holdings Limited	support	28.11	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS31	NZ Storage Holdings Limited	support	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS31	NZ Storage Holdings Limited	support	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS31	NZ Storage Holdings Limited	support	28.25	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS31	NZ Storage Holdings Limited	oppose	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.
FS31	NZ Storage Holdings Limited	support	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS31	NZ Storage Holdings Limited	oppose	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS31	NZ Storage Holdings Limited	support	38.17	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B8.2.2.2
FS31	NZ Storage Holdings Limited	support	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.
FS32	Rock Solid Holdings Limited	support	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS32	Rock Solid Holdings Limited	support	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS32	Rock Solid Holdings Limited	support	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS32	Rock Solid Holdings Limited	support	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS32	Rock Solid Holdings Limited	support	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS32	Rock Solid Holdings Limited	support	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS32	Rock Solid Holdings Limited	support	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS32	Rock Solid Holdings Limited	support	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS32	Rock Solid Holdings Limited	support	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS32	Rock Solid Holdings Limited	support	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS32	Rock Solid Holdings Limited	support	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS32	Rock Solid Holdings Limited	support	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS32	Rock Solid Holdings Limited	support	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS32	Rock Solid Holdings Limited	support	23.24	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS32	Rock Solid Holdings Limited	support	23.25	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS32	Rock Solid Holdings Limited	support	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS32	Rock Solid Holdings Limited	support	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.
FS32	Rock Solid Holdings Limited	support	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS32	Rock Solid Holdings Limited	support	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS32	Rock Solid Holdings Limited	support	24.20	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.4.2(1)(d) as follows: (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following... d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
FS32	Rock Solid Holdings Limited	support	24.21	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B10.2.1 (4) as follows: (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.
FS32	Rock Solid Holdings Limited	support	24.22	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(2) as follows: (2) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.
FS32	Rock Solid Holdings Limited	support	24.23	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(6) as follows: (6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or
FS32	Rock Solid Holdings Limited	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS32	Rock Solid Holdings Limited	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS32	Rock Solid Holdings Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS32	Rock Solid Holdings Limited	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS32	Rock Solid Holdings Limited	support	28.2	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS32	Rock Solid Holdings Limited	support	28.5	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS32	Rock Solid Holdings Limited	support	28.7	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS32	Rock Solid Holdings Limited	support	28.10	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS32	Rock Solid Holdings Limited	support	28.11	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS32	Rock Solid Holdings Limited	support	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS32	Rock Solid Holdings Limited	support	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS32	Rock Solid Holdings Limited	support	28.25	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS32	Rock Solid Holdings Limited	oppose	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS32	Rock Solid Holdings Limited	support	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS32	Rock Solid Holdings Limited	oppose	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by:... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS32	Rock Solid Holdings Limited	support	38.17	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B8.2.2.2
FS32	Rock Solid Holdings Limited	support	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.
FS33	Southern Cross Healthcare Limited	support	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS33	Southern Cross Healthcare Limited	oppose	16.15	Geoffrey John Beresford	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.8.1 by adding: (5) Social facilities enhance the amenity and character of urban environments.
FS33	Southern Cross Healthcare Limited	oppose	16.16	Geoffrey John Beresford	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.8.2 (1) as follows: (1) Enable social facilities that are accessible to people of all ages and abilities and which enhance the amenity and character of urban environments to establish in appropriate locations which contribute to a well-functioning urban environment as follows...
FS33	Southern Cross Healthcare Limited	oppose	16.17	Geoffrey John Beresford	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.8.2(4) by adding: and which enhance the amenity and character of urban environments.
FS33	Southern Cross Healthcare Limited	oppose	16.18	Geoffrey John Beresford	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 4 by adding: and protecting and enhancing the amenity and character of urban environments.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS33	Southern Cross Healthcare Limited	support	82.6	The University of Auckland	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS34	Stonehill Trustee Limited	support	22.8	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS34	Stonehill Trustee Limited	support	22.10	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS34	Stonehill Trustee Limited	support	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS34	Stonehill Trustee Limited	support	23.6	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS34	Stonehill Trustee Limited	support	23.7	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS34	Stonehill Trustee Limited	support	23.8	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...
FS34	Stonehill Trustee Limited	support	23.9	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS34	Stonehill Trustee Limited	support	23.10	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS34	Stonehill Trustee Limited	support	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS34	Stonehill Trustee Limited	support	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS34	Stonehill Trustee Limited	support	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS34	Stonehill Trustee Limited	support	23.20	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(3) as follows: Provide for medium residential intensities in all urban residential areas in areas that are within moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters.
FS34	Stonehill Trustee Limited	support	23.22	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) be amended as follows: Avoid intensification in areas: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS34	Stonehill Trustee Limited	support	23.24	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS34	Stonehill Trustee Limited	support	23.25	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.
FS34	Stonehill Trustee Limited	support	24.1	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2 to review the numerous proposed amendments to reference “a well-functioning urban environment” and delete unnecessarily repetitious references.
FS34	Stonehill Trustee Limited	support	24.6	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (g) improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (h) provides for water reuse and rainwater collection and use.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS34	Stonehill Trustee Limited	support	24.12	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(1A), as follows: (1A) Residential intensification is may be limited in some areas to accommodate identified qualifying matters
FS34	Stonehill Trustee Limited	support	24.16	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) (note submission incorrectly refers to (3)) as follows: Avoid intensification in areas: (a) where there are qualifying matters and there are highly vulnerable natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, or historic heritage or special character; or
FS34	Stonehill Trustee Limited	support	24.20	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B8.4.2(1)(d) as follows: (1) Subdivision, use and development in the coastal environment must, where practicable, do all of the following... d) take into account the likely impact of coastal processes and climate change, including sea level rise over at least 100 years, and be set back sufficiently to not compromise the ability of future generations to have access to and along the coast.
FS34	Stonehill Trustee Limited	support	24.21	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend objective B10.2.1 (4) as follows: (4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.
FS34	Stonehill Trustee Limited	support	24.22	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(2) as follows: (2) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.
FS34	Stonehill Trustee Limited	support	24.23	Kāinga Ora - Homes and Communities	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B10.2.2(6) as follows: (6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: a)the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or
FS34	Stonehill Trustee Limited	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS34	Stonehill Trustee Limited	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS34	Stonehill Trustee Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS34	Stonehill Trustee Limited	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS34	Stonehill Trustee Limited	support	28.2	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS34	Stonehill Trustee Limited	support	28.5	Oyster Capital	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS34	Stonehill Trustee Limited	support	28.7	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS34	Stonehill Trustee Limited	support	28.10	Oyster Capital	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form; ... (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS34	Stonehill Trustee Limited	support	28.11	Oyster Capital	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS34	Stonehill Trustee Limited	support	28.16	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS34	Stonehill Trustee Limited	support	28.22	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) as follows: (a) Only where there are qualifying matters and there it is necessary to protect the values for which are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or
FS34	Stonehill Trustee Limited	support	28.25	Oyster Capital	Approve the plan change with the amendments requested	Qualifying Matters	Delete the proposed amendments to objective B2.5.1(3) on qualifying matters.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS34	Stonehill Trustee Limited	oppose	38.10	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Qualifying Matters	Should a less comprehensive approach be taken to all policies in B2.4.2, amend wording to (2) as follows: (2) Enable higher residential intensities, which contribute to a well-functioning urban environment, in areas closest to centres, the public transport rapid transit network, and areas with good accessibility by way of public and active transport large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, except where qualifying matters reduce building height and/or density of urban form, which contribute to a well functioning urban environment.
FS34	Stonehill Trustee Limited	support	38.13	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.2 to Insert a new policy: (9a) Provide for non-residential activities in residential zones that contribute to the community's economic, social, and cultural well-being
FS34	Stonehill Trustee Limited	oppose	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS34	Stonehill Trustee Limited	support	38.17	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Delete Policy B8.2.2.2
FS34	Stonehill Trustee Limited	support	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.
FS35	Waka Kotahi NZ Transport Agency	support	22.3	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS35	Waka Kotahi NZ Transport Agency	neutral	22.11	Fletcher Residential Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS35	Waka Kotahi NZ Transport Agency	neutral	23.11	Fulton Hogan Land Development	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2 as follows: For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in in a manner that is integrated with the provision of infrastructure.
FS35	Waka Kotahi NZ Transport Agency	oppose	25.8	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2(4) by adding the following: .....and avoid urbanisation outside these areas other than where it is consistent with development anticipated by a Future Urban zoning and any structure planning exercises that have been undertaken.
FS35	Waka Kotahi NZ Transport Agency	support in part	22.16	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS35	Waka Kotahi NZ Transport Agency	support in part	23.16	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS35	Waka Kotahi NZ Transport Agency	support	22.18	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS35	Waka Kotahi NZ Transport Agency	support	23.18	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(1) as follows: Provide a range of residential zones that enable different housing types and an increase in the density and diversity of housing across Auckland and intensity that are appropriate to the residential character of the area.
FS35	Waka Kotahi NZ Transport Agency	support	22.21	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character
FS35	Waka Kotahi NZ Transport Agency	support	23.21	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(4) as follows: Provide for lower residential intensity in areas: (a) That are not close to centres and public transport; (b) that are subject to high environmental constraints and qualifying matters (c) where there are qualifying matters and there are natural and physical resources that ....have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS35	Waka Kotahi NZ Transport Agency	oppose in part	22.26	Fletcher Residential Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS35	Waka Kotahi NZ Transport Agency	oppose in part	23.26	Fulton Hogan Land Development	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS36	Fletcher Residential Limited	oppose	8.2	Martin and Margaret Evans	Approve the plan change with the amendments requested	RPS Other matters	Prevent sediment discharges from increased peak flows
FS36	Fletcher Residential Limited	oppose	8.3	Martin and Margaret Evans	Approve the plan change with the amendments requested	RPS Other matters	Policy B2.3.2.(1) (h) Reduce flows into the wastewater system
FS36	Fletcher Residential Limited	oppose	8.4	Martin and Margaret Evans	Approve the plan change with the amendments requested	Qualifying Matters	Policy B2.4.2(5) Restrict intensification where it is uneconomic to upgrade downstream infrastructure.
FS36	Fletcher Residential Limited	oppose	8.5	Martin and Margaret Evans	Approve the plan change with the amendments requested	Climate Change Resilience	B2.6 Protect the CMA from climate change effects
FS36	Fletcher Residential Limited	oppose	12.1	John Mackay	Approve the plan change without any amendments	Qualifying Matters	Maximise the use of QM's to ensure intensification is sustainable, resilient and enabled only close to centres.



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS36	Fletcher Residential Limited	oppose	13.1	The Fuel Companies	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.4.2. Policies Residential intensification  (5) Avoid intensification in areas: (a) where there are qualifying matters and/or there are natural and physical resources that .....  OR  Alternative Relief (5) Avoid intensification in areas: (a) where there are qualifying matters; and (i) there are natural and physical resources ..... or (ii) areas protected for emergency management purposes; or .....
FS36	Fletcher Residential Limited	oppose	16.10	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(3) (c) by adding: protects the amenity or character of existing urban environments
FS36	Fletcher Residential Limited	oppose	16.2	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.2.1 (1A) by adding and which protects the amenity and character of existing urban environments,
FS36	Fletcher Residential Limited	oppose	16.3	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.2.1 (5) by adding (a)integrated with the provision of appropriate infrastructure; and (b)resilient to the effects of climate change. and (c)sympathetic to the amenity and character of existing towns, and rural and costal towns and villages.
FS36	Fletcher Residential Limited	oppose	16.4	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.3.1(1) by adding (g) protect the amenity and character of existing urban environments.
FS36	Fletcher Residential Limited	oppose	16.5	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.3.2 (1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a well-functioning urban environment and protects the amenity and character of existing urban environments. and does all of the following...
FS36	Fletcher Residential Limited	oppose	16.6	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (2) by adding or where enabling higher residential intensities may adversely impact on the amenity or character of existing urban environments.
FS36	Fletcher Residential Limited	oppose	16.7	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (3) as follows: Provide for medium residential intensities in areas that are within five minutes moderate walking distance to centres, public transport, social facilities and open space, whilst limiting height and/or density of urban form in areas where there are qualifying matters or where required to protect the amenity or character of existing urban environments.
FS36	Fletcher Residential Limited	oppose	16.8	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (4) by adding: (a) where required to protect the amenity or character of existing urban environments
FS36	Fletcher Residential Limited	oppose	16.9	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2 (5) by adding: (a) where required to protect the amenity or character of existing urban environments.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS36	Fletcher Residential Limited	oppose	16.1	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.1 by adding (1C) protects the amenity and character of existing urban environments.
FS36	Fletcher Residential Limited	oppose	16.11	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.5.2(2) as follows: (2) Support the function, role, and amenity and character of centres by encouraging commercial and residential activities within centres, where consistent with the amenity and character of centres, and ensuring development that locates within centres is compatible with the purposes of those centres and contributes to a well-functioning urban environment and the following...
FS36	Fletcher Residential Limited	oppose	16.12	Geoffrey John Beresford	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.5.2(4) (g) as follows: (g) any significant adverse effects on the environment, including upon the amenity and character of the urban environment, qualifying matters...
FS36	Fletcher Residential Limited	oppose	16.17	Geoffrey John Beresford	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.8.2(4) by adding: and which enhance the amenity and character of urban environments.
FS36	Fletcher Residential Limited	oppose	16.18	Geoffrey John Beresford	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 4 by adding: and protecting and enhancing the amenity and character of urban environments.
FS36	Fletcher Residential Limited	support	27.6	Mariposa Ltd	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.4.2(11) as follows: "Enable a sufficient supply and diverse range of dwelling types, locations, prices and sizes..."
FS36	Fletcher Residential Limited	oppose	36.10	Transpower New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9. Paragraph 4 and Paragraph 6 as follows: A compact urban form can deliver a range of benefits and contributes to a well-functioning urban environment by... • limiting or avoiding intensification where there are qualifying matters ...
FS36	Fletcher Residential Limited	support	38.14	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B3.3.1as follows: (1) Effective, efficient and safe transport that:  (a) supports the ability movement of people, to access goods, and services, and activities; (b) integrates with and supports a well-functioning urban environment and quality compact urban form;... (e) facilitates transport choices, recognises different trip characteristics and enables good accessibility, including by way of public or active transport, and mobility for all sectors of the community; (f) is resilient to the likely current and future effects of climate change.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS36	Fletcher Residential Limited	support	38.15	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B3.3.2 policies as follows: (2) Enable the movement accessibility of people, goods and services to each other and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (c) be resilient to the likely current and future effects of climate change. (5) Improve the integration of land use and transport by:... (b) encouraging land use development and patterns that reduce the rate of growth in demand for, and lengths of, private vehicle trips, especially including during peak periods (d) requiring proposals for high trip-generating activities which are not located in centres or on high quality public transport corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network and the environment; (e) enabling the supply of parking and associated activities to reflect the need to reduce vehicle kilometres travelled, while remaining cognisant of demand while and taking into account any adverse effects on the transport system; and
FS36	Fletcher Residential Limited	support	38.19	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend 'Appendix 1 – Structure Plans Guidelines' to give effect to the NPS-UD and the elements of a well-functioning urban environment, including in particular accessibility and emissions reduction.
FS36	Fletcher Residential Limited	oppose	45.1	KTW Systems LP	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.3.2(1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a quality built environment and well-functioning urban environment and does all of the following... (i) occurs only in areas where there is planned or existing infrastructure with no known capacity constraints.
FS36	Fletcher Residential Limited	oppose	45.3	KTW Systems LP	Approve the plan change with the amendments requested	Qualifying Matters	Amend policy B2.4.2(5) to add as follows: .... (ab) where there are known water, wastewater, or stormwater constraints, as identified on the planning maps; or...  where such intensification is inconsistent with the protection of the scheduled natural or physical resources, or with the avoidance or mitigation of the natural hazard risks.  OR in the alternative (5) Avoid intensification in areas:  (ab) where there are known water, wastewater, or stormwater constraints, as identified on the planning maps; or..... where such intensification is inconsistent with the protection of the scheduled natural or physical resources, or with the avoidance or mitigation of the natural hazard risks; or fails to recognise any identified qualifying matters (including known infrastructure constraints).
FS36	Fletcher Residential Limited	oppose	48.2	Motu Design	Approve the plan change with the amendments requested	Qualifying Matters	Reference to a greater range of qualifying matters to include other matters that support the local identity, character, and quality of areas where there is a public benefit. This should include areas adjoining and supporting places of high amenity and/or landscape value. Including volcanic landscape, ecological corridors, and premium public spaces (inclusive of some streets and beaches) of local and/or regional significance.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS36	Fletcher Residential Limited	oppose	48.3	Motu Design	Approve the plan change with the amendments requested	Qualifying Matters	Include the intention to develop, support and enable the implementation of Local Board – Urban Neighbourhood plans for areas within walkable catchments.
FS36	Fletcher Residential Limited	oppose	67.1	First Gas Group Ltd	Approve the plan change with the amendments requested	Qualifying Matters	Seek a minimum pipeline corridor of 30 meters for high pressure pipelines in order to provide adequate separation between residential development
FS36	Fletcher Residential Limited	oppose	87.2	Amy Margaret Parlane	Approve the plan change with the amendments requested	Climate Change Resilience	Reinstate the Blanket Urban Tree Protection Rule
FS37	Stride Property Limited	support	25.1	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete Objective 2.2.1(1A)
FS37	Stride Property Limited	support	25.2	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well functioning urban environment that enables all of the following:
FS37	Stride Property Limited	support	25.3	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective 2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS37	Stride Property Limited	support	25.4	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective 2.2.1(5)(b)
FS37	Stride Property Limited	support	25.5	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth...
FS37	Stride Property Limited	support	25.6	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment...
FS37	Stride Property Limited	support	25.7	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(2) as follows: (ee) support the competitive operation of land and development markets in Auckland; and (f) follow the structure plan guidelines as set out in Appendix 1; (fa) is responsive to developments that would contribute significantly to development capacity.
FS37	Stride Property Limited	support	25.8	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2(4) by adding the following: .....and avoid urbanisation outside these areas other than where it is consistent with development anticipated by a Future Urban zoning and any structure planning exercises that have been undertaken.
FS37	Stride Property Limited	support	25.9	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS37	Stride Property Limited	support	25.10	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS37	Stride Property Limited	support	25.11	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(7) as follows: Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following: (a) contribute to a well-functioning urban environment support with a quality compact urban form;
FS37	Stride Property Limited	support	25.12	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(7) as follows: (e) support the competitive operation of land and development markets in Auckland; (f) is responsive to development that would contribute significantly to development capacity, even if it is out-of-sequence with the staging or sequencing of development set out in Council plans and strategies.
FS37	Stride Property Limited	support	25.13	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Add a new policy in B2.2.2 (8) as follows: (8) For the purpose of Policy B2.2(2)(g) and Policy B2.2(7)(f), development will be considered to contribute significantly to development capacity where it would: (a) supply a large volume, or type, of residential and/or business land to the local market in a location where there is demand for that use, and; (b) provide for the efficient delivery of the capacity in (a), in a manner that is integrated with the provision of infrastructure.
FS37	Stride Property Limited	support	25.14	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.3.1(1) as follows: (1) A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS37	Stride Property Limited	support	25.15	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.3.2(1) as follows: (1) Manage the form and design of subdivision, use and development so that it contributes to a well-functioning urban environment and does all of the following:
FS37	Stride Property Limited	support	25.16	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend policy B2.3.2(1) as follows: (x) contributes to the community's resilience to the effects of climate change. (f) Ffimproves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover; and (g) provides for water reuse and rainwater collection and use
FS37	Stride Property Limited	support	25.17	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.4.1(1) as follows: Residential intensification supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS37	Stride Property Limited	support	25.18	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Objective 2.4.1(3) as follows: Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for efficiently used for higher residential intensification.
FS37	Stride Property Limited	support	25.19	Kiwi Property Group Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend Objective 2.4.1(6) as follows: At least sSufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS37	Stride Property Limited	support	25.20	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(1) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well-functioning urban environment with a quality compact urban form and contributes to a well-functioning urban environment.
FS37	Stride Property Limited	support	25.21	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.5.2 (2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well-functioning urban environment and the following:... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre;.. (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS37	Stride Property Limited	support	25.22	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete policy 2.5.2(10A)
FS37	Stride Property Limited	support	25.23	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form in is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS37	Stride Property Limited	support	25.24	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by...
FS37	Stride Property Limited	support	25.25	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS37	Stride Property Limited	support	25.26	Kiwi Property Group Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment.
FS38	Ellper Holding Limited	support	10.8	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	B2.9 Para 6 Either delete the proposed reference to a well functioning urban environment in paragraph 6 or better integrate the reference into the paragraph so that it does not read like an afterthought.
FS38	Ellper Holding Limited	support	22.24	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS38	Ellper Holding Limited	support in part	48.2	Motu Design	Approve the plan change with the amendments requested	Qualifying Matters	Reference to a greater range of qualifying matters to include other matters that support the local identity, character, and quality of areas where there is a public benefit. This should include areas adjoining and supporting places of high amenity and/or landscape value. Including volcanic landscape, ecological corridors, and premium public spaces (inclusive of some streets and beaches) of local and/or regional significance.
FS38	Ellper Holding Limited	support in part	38.2	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.1 to add issues for urban growth and form to include the links between urban growth and form and greenhouse gas emissions.

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS38	Ellper Holding Limited	oppose	38.8	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2 to provide a new policy that addresses criteria for unanticipated or out of sequence development as directed in NPS UD 3.8(3).
FS38	Ellper Holding Limited	support in part	38.5	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.2.2(2) as follows: (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that... (g1) supporting reductions in greenhouse gas emissions (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and...
FS38	Ellper Holding Limited	oppose	38.7	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.2.2(7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (ba) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...] (cb) supporting reductions in greenhouse gas emissions
FS39	Red Rhino Limited and Airport Rent A Car Limited	support	10.8	Ian McManus	Approve the plan change with the amendments requested	Qualifying Matters	B2.9 Para 6 Either delete the proposed reference to a well functioning urban environment in paragraph 6 or better integrate the reference into the paragraph so that it does not read like an afterthought.
FS39	Red Rhino Limited and Airport Rent A Car Limited	support	22.24	Fletcher Residential Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS39	Red Rhino Limited and Airport Rent A Car Limited	support in part	48.2	Motu Design	Approve the plan change with the amendments requested	Qualifying Matters	Reference to a greater range of qualifying matters to include other matters that support the local identity, character, and quality of areas where there is a public benefit. This should include areas adjoining and supporting places of high amenity and/or landscape value. Including volcanic landscape, ecological corridors, and premium public spaces (inclusive of some streets and beaches) of local and/or regional significance.
FS39	Red Rhino Limited and Airport Rent A Car Limited	support in part	38.2	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.1 to add issues for urban growth and form to include the links between urban growth and form and greenhouse gas emissions.
FS39	Red Rhino Limited and Airport Rent A Car Limited	oppose	38.8	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	RPS Other matters	Amend B2.2.2 to provide a new policy that addresses criteria for unanticipated or out of sequence development as directed in NPS UD 3.8(3).
FS39	Red Rhino Limited and Airport Rent A Car Limited	support in part	38.5	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend Policy B2.2.2(2) as follows: (2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that... (g1) supporting reductions in greenhouse gas emissions (l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change and sea level rise on the extent and frequency of hazards; and...

Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS39	Red Rhino Limited and Airport Rent A Car Limited	oppose	38.7	Waka Kotahi NZ Transport Agency	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.2.2(7) as follows: (7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (ba) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; [...] (cb) supporting reductions in greenhouse gas emissions
FS40	Fabric Property Limited	support	75.1	Precinct Properties New Zealand Limited	Approve the plan change without any amendments	Well-functioning urban environment	Amend B2.1 as notified.
FS40	Fabric Property Limited	support	75.2	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Delete objective B2.2.1(1A)
FS40	Fabric Property Limited	support	75.3	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.2.1(1) as follows: A well-functioning urban environment with a quality compact urban form and well-functioning urban environment that enables all of the following:
FS40	Fabric Property Limited	support	75.4	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend objective B2.2.1(3) as follows: At least sufficient development capacity and land supply is provided to accommodate meet residential, commercial, industrial demand growth and social facilities to support growth.
FS40	Fabric Property Limited	support	75.5	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Delete objective B2.2.1(5)(b)
FS40	Fabric Property Limited	support	75.6	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	RPS Other matters	Amend policy B2.2.2(1) as follows: At all times, include at least sufficient development capacity land within the Rural Urban Boundary that is appropriately zoned, to accommodate at any one time a minimum of seven ten years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities., after allowing for any constraints on subdivision, use and development of land.
FS40	Fabric Property Limited	support	75.7	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(2) as follows: Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that: (a) promote the achievement of a well-functioning urban environment, with a quality compact urban form; (aa) contribute to a well-functioning urban environment ... (ee) support the competitive operation of land and development markets in Auckland; and ... (g) is responsive to developments that would contribute significantly to development capacity.
FS40	Fabric Property Limited	support	75.8	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend Policy B2.2.2(5) as follows: Enable higher residential intensification throughout Auckland and enable higher residential intensification:...



Further Sub #	Further Submitter	support/oppose	sub#/point	Submitter name	Theme	Topic	Summary of Decisions Requested
FS40	Fabric Property Limited	support	75.9	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend policy B2.2.2(6) as follows: Identify a hierarchy of centres that supports a well-functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment:
FS40	Fabric Property Limited	support	75.10	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Objective B2.3.1(1) as follows: A quality built environment and well-functioning urban environment where subdivision, use and development do all of the following...
FS40	Fabric Property Limited	support	75.11	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Climate Change Resilience	Amend B2.3.1(1) as follows: Manage the form and design of subdivision, use and development so that it contributes to a well functioning urban environment and does all of the following: (g) contributes to the community's resilience to the effects of climate change improves resilience to the effects of urban heating resulting from the effects of climate change, including by improving urban tree canopy cover;
FS40	Fabric Property Limited	support	75.12	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend objective B2.5.1(2) as follows: Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a well functioning urban environment with a quality compact urban form and contributes to a well functioning urban environment.
FS40	Fabric Property Limited	support	75.13	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend Policy B2.5.2(2) as follows: Support the function, role and amenity of centres by encouraging commercial and residential activities within centres, ensuring development that locates within centres contributes to a well functioning urban environment and the following: ... (b) a diverse range of activities, with the greatest mix, and concentration and density of activities in the city centre; ... (cc) a high density of urban form that responds to a centre's accessibility to public transport, commercial activity and social facilities;
FS40	Fabric Property Limited	support	75.14	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Well-functioning urban environment	Amend B2.9 Para 1 as follows: A broad strategy is needed to address the resource management issues arising from the scale of urban growth in Auckland. The objective of a well-functioning urban environment with a quality compact urban form and a well- functioning urban environment is supported by a primary policy approach of focussing the highest levels of residential intensification in and around commercial centres and transport nodes and along major transport corridors.
FS40	Fabric Property Limited	support	75.15	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 4 as follows: A compact urban form can deliver a range of benefits for current and future generations and contributes to a well-functioning urban environment by... ... • limiting intensification where there are qualifying matters
FS40	Fabric Property Limited	support	75.16	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 5 as follows: A quality built environment is one which enhances opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the create amenity values for future generations of an area.
FS40	Fabric Property Limited	support	75.17	Precinct Properties New Zealand Limited	Approve the plan change with the amendments requested	Qualifying Matters	Amend B2.9 Para 6 as follows: In addressing the effects of growth and contributing to a well-functioning urban environment, a key factor is enabling at least sufficient development capacity in the urban area and at least sufficient land for new housing and businesses over the next 30 years and which contribute to a well-functioning urban environment. It is also important to ensure that urban environments are resilient to the effects of climate change...