

Appendix 4: Plan Change 78 – Metropolitan Centre, Metropolitan Centre Precincts and relevant QMs Evidence List

Manukau, Albany Centre and Takapuna 1 Precinct evidence is located xx
 Metropolitan Centre Zone and Sylvia Park Precinct (MCZ) evidence is located xx
 Metropolitan Centre Outstanding Matters (MCOM) evidence is located xx

Submitter	Expertise	Evidence Type	Name
Manukau, Albany Centre and Takapuna 1 Precinct Hearing			
Auckland Council	Economic	Evidence	D Fairgray
Auckland Council	Economic	Rebuttal	D Fairgray
Auckland Council	Planning	Evidence	M Anderson
Auckland Council	Planning	Rebuttal	M Anderson
Auckland Council	Architecture	Evidence	M Sharpe
Auckland Council	Architecture	Rebuttal	M Sharpe
Auckland Council	Economic	Evidence	D Fairgray
Auckland Council	Economic	Rebuttal	D Fairgray
Auckland Council	Planning	Evidence	C Turbott
Auckland Council	Planning	Rebuttal	C Turbott
Auckland Council	Urban Design	Evidence	S Lindsay
Auckland Council	Urban Design	Rebuttal	S Lindsay
Auckland Council	Economic	Evidence	D Fairgray
Auckland Council	Landscape	Evidence	P Kensington
Auckland Council	Planning	Evidence	M Andrews
Auckland Council	Urban Design	Evidence	M Jones
Auckland Council	Legal	Submissions	
Auckland Council	Legal	Reply Submissions	
Crown Mutual and State Advances	Planning	Evidence	A Blomfield

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Submitter	Expertise	Evidence Type	Name
Crown Mutual and State Advances	Planning	Supplementary Statement	A Blomfield
Crown Mutual and State Advances	Planning	Summary Statement	A Blomfield
Foodstuffs North Island Limited	Legal	Submissions	
Foodstuffs North Island Limited	Planning	Marked Precinct Map	M Norwell
Foodstuffs North Island Limited	Planning	Evidence	M Norwell
Foodstuffs North Island Limited	Urban Design	Evidence	C Wallace
Foodstuffs North Island Limited	Urban Design	Shading Diagrams	C Wallace
HND TS Limited	Legal	Submissions	
HND TS Limited	Planning	Evidence	M Campbell
HND TS Limited	Urban Design	Evidence	G Falconer
McConnell Developments Limited	Memorandum	Withdrawal of Submission	
Oyster Management	Economic	Evidence	T Heath
Oyster Management	Economic	Summary Statement	T Heath
Oyster Management	Legal	Submissions	
Oyster Management	Planning	Evidence	R Sanders

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Submitter	Expertise	Evidence Type	Name
Oyster Management	Planning	Summary Statement	R Sanders
Oyster Management	Urban Design	Evidence	C Wallace
Metropolitan Centre and Sylvia Park Hearing			
Auckland International Airport Limited	Planning	Evidence	G Osborne
Auckland Council	Landscape and Amenity	Evidence	S Brown
Auckland Council	Landscape and Amenity	Rebuttal Attachments	S Brown
Auckland Council	Landscape and Amenity	Rebuttal	S Brown
Auckland Council	Landscape and Amenity	Summary Statement	S Brown
Auckland Council	Urban Design	Evidence	L Mein
Auckland Council	Urban Design	Rebuttal	L Mein
Auckland Council	Urban Design	Summary Statement	L Mein
Auckland Council	Economic	Evidence	D Fairgray
Auckland Council	Economic	Rebuttal	D Fairgray
Auckland Council	Economic	Summary Statement	D Fairgray
Auckland Council	Planning	Evidence	N Pollard
Auckland Council	Planning	Summary Statement	N Pollard
Auckland Council	Legal	Memorandum responding to the Panel's 16 December 2025 Minute	
Auckland Council	Planning	Evidence	M Anderson

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Submitter	Expertise	Evidence Type	Name
Auckland Council	Planning	Rebuttal	M Anderson
Auckland Council	Planning	Summary Statement	M Anderson
Auckland Council	Transport	Evidence	I Clark
Auckland Council	Transport	Rebuttal	I Clark
Auckland Council	Transport	Summary Statement	I Clark
Auckland Council	Legal	Submissions	
Auckland Council	Legal	Reply Submissions	
Board of Airline Representatives NZ	Legal	Submissions	
Foodstuffs North Island Limited	Legal	Submissions	
Kiwi Property Group Limited		Auckland Council AUP Decision Report on Sylvia Park	
Kiwi Property Group Limited		Auckland Unitary Plan IHP recommendation on Sylvia Park	
Kiwi Property Group Limited	Corporate	Evidence	G Tolley
Kiwi Property Group Limited	Corporate	Summary Statement	G Tolley
Kiwi Property Group Limited	Legal	Submissions	
Kiwi Property Group Limited	Memorandum	Relief Sought	

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Submitter	Expertise	Evidence Type	Name
Kiwi Property Group Limited	Planning	Evidence	G Thompson
Kiwi Property Group Limited	Planning	Summary Statement	G Thompson
Kiwi Property Group Limited	Stormwater Management	Evidence	L Fletcher
Kiwi Property Group Limited	Traffic	Evidence	P Osborne
Kiwi Property Group Limited	Traffic	Summary Statement	P Osborne
Kiwi Property Group Limited	Transort	Evidence	J Parlane
Kiwi Property Group Limited	Transport	Summary Statement	J Parlane
Kiwi Property Group Limited	Transport	Summary - High Quality Images of AT Transport Modelling	J Parlane
Kiwi Property Group Limited	Urban Design	Evidence	R Skidmore
Kiwi Property Group Limited	Urban Design	Rebuttal	R Skidmore
Kiwi Property Group Limited	Supporting Information	Visual Modelling of Sylvia Park Tower 2	
Tūpuna Maunga O Tāmaki Makaurau Authority	Landscape	Rebuttal	P Kensington

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Submitter	Expertise	Evidence Type	Name
Tūpuna Maunga O Tāmaki Makaurau Authority	Planning	Evidence	T Richmond
Tūpuna Maunga O Tāmaki Makaurau Authority	Planning	Rebuttal	T Richmond
MS Teams Chat		Panel Questions to L Mein	
New Zealand Transport Agency	Planning	Statement	E Keating
Metropolitan Centre Outstanding Matters Hearing			
Arthur Murray		Copy of April 2024 Submission	A Murray
Auckland International Airport Limited	Noise	Evidence	C William Day
Auckland International Airport Limited	Corporate	Evidence	A Marshall
Auckland International Airport Limited	Legal	Submissions	
Auckland International Airport Limited	Planning	Evidence	G Osborne
Auckland Council	Planning	Evidence	L Mein
Auckland Council and Auckland International Airport Limited		Joint Memorandum	
Auckland Council	Planning	Evidence	D Rowe
Auckland Council	Landscape and Visual	Evidence	S Brown

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Auckland Council	Landscape and Visual	Summary	S Brown
Auckland Council	Planning	Evidence	P Reaburn
Auckland Council	Planning	Summary	P Reaburn
Auckland Council	Planning and Landscape	Joint Addendum Evidence	S Brown and P Reaburn
Auckland Council	Planning	Rebuttal	E Shields
Auckland Council	Planning	Evidence	E Shields
Auckland Council	Planning	Summary	E Shields
Auckland Council	Planning	Evidence	J Hart
Auckland Council	Planning	Evidence	J Hart
Auckland Council	Planning	Rebuttal	J Hart
Auckland Council	Acoustic	Evidence	P Runcie
Auckland Council	Planning	Evidence	N Lau
Auckland Council	Planning	Rebuttal	N Lau
Auckland Council	Planning	Summary	N Lau
Auckland Council	Planning	Evidence	E Patience
Auckland Council	Planning	Summary	T Richmond
Auckland Council	Special Character	Summary	C O'Neil
Auckland Council	Planning	Evidence	T Richmond
Auckland Council	Special Character	Evidence	C O'Neil
Auckland Council	Planning	Summary	L Mein
Auckland Council	Planning	Evidence	K Bell

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Submitter	Expertise	Evidence Type	Name
Auckland Council	Noise and Vibration	Summary	J Styles
Auckland Council	Noise and Vibration	Evidence	J Styles
Auckland Council	Noise and Vibration	Rebuttal	J Styles
Auckland Council	Planning	Evidence	E Shields
Auckland Council	Urban Design	Summary	L Mein
Auckland Council	Planning	Evidence	N Pollard
Auckland Council	Urban Design	Evidence	L Mein
Auckland Council	Planning	Rebuttal	N Pollard
Auckland Council	Planning	Summary	N Pollard
Auckland Council	Planning	Summary re 21 July Direction	N Pollard
Auckland Council	Planning	Supplementary re 21 July Direction	N Pollard
Auckland Council	Landscape	Supplementary re 21 July Direction	S Brown
Auckland Council	Legal	Submissions - Additional MCOM hearing	
Auckland Council	Legal	Submissions	
Auckland Council	Planning	Supplementary - Combined Wastewater QM	K Bell
Auckland Council	Legal	Reply Submissions	
Bill McKay		Presentation	
Franco Belgiorino-Nettis		Additional Submission	

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Submitter	Expertise	Evidence Type	Name
Kiwi Property Group Limited	Legal	Submissions	
Kiwi Property Group Limited		Supporting Information	
KiwiRail	Corporate	Evidence	M Paetz
KiwiRail	Noise and Vibration	Evidence	S Chiles
KiwiRail	Legal	Submissions	
KiwiRail	Planning	Evidence	C Heppelthwaite
KiwiRail	Planning	Supplementary	C Heppelthwaite
North Eastern Investments Limited	Planning	Evidence	A Coats
North Eastern Investments Limited		Tabled document - consent order	
North Eastern Investments Limited	Planning	Evidence re 21 July Direction	A Coats
Tūpuna Maunga O Tāmaki Makaurau Authority		Memorandum re Direction 6 June 2025 and Council evidence	
Tūpuna Maunga O Tāmaki Makaurau Authority		Memorandum of Counsel	