

Parties and Issues Reports

Volume 5

Updated 21 June 2023

Plan Change 78

Topic 017 – all subtopics

Walkable Catchments

Topic 018

Subdivision

Topic 019 – all subtopics

Centres (3d response)

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National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 017A Walkable Catchments - General

Draft Parties and Issues Report Updated on 15 June 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. PIRs are living documents that will be updated as changes occur. Parties reading these documents should look for the most up to date version of the document.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

The information provided below outlines the subject, Proposed Auckland Unitary Plan provisions and relevant matters to be considered for this topic.

Table 1: Topic description

HEARING TOPIC 017A Walkable Catchments General		
<i>This hearing topic relates to submissions received on general matters relating to walkable catchments.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>E38.5(2B) Notification statement</i>
<i>Chapter G RUB and Walkable Catchments</i>	<i>G2 Walkable Catchments</i>	<i>All provisions</i>
<i>Chapter H Zones</i>	<i>H6 Residential - Terrace Housing and Apartment Buildings Zone</i>	<i>Objectives (1A), (2), Policies (1), (4), Activity Table H6.4, Notification statement (5), Standard H6.6.5 (1)(b) and (c) Building height, Standard H6.6.6(1) Height in relation to boundary (1A), (1B) and (1C), Standard H6.6.8 height in relation to boundary adjoining lower intensity zones</i>
	<i>H8 Business - City Centre Zone</i>	<i>Policy H8.3 (12A)</i>
	<i>H9 Business - Metropolitan Centre Zone</i>	<i>Policy H9.3 (12A), Standard H9.6.1 Building height</i>
	<i>H10 Business - Town Centre Zone</i>	<i>Objective H10.2 (10), Policy H10.2 (12A), Standards H10.6.1 Building height, H10.6.2 Height in relation to boundary</i>

	<i>H11 Business - Local Centre Zone</i>	<i>Objective H11.2 (9), Policy H11.2 (12A), Standards H11.6.1 Building height, H11.6.2 Height in relation to boundary</i>
	<i>H12 Business - Neighbourhood Centre Zone</i>	<i>Objective H12.2 (8), Policy H12.2 (12A), Standards H12.6.1 Building height, H12.6.2 Height in relation to boundary</i>
	<i>H13 Business - Mixed Use Zone</i>	<i>Objective H13.2 (10), Policy H13.2 (12A), Standards H13.6.1 Building height, H13.6.2 Height in relation to boundary</i>
	<i>H14 Business - General Business Zone</i>	<i>Objective H14.2 (9), Policy H14.2 (24), Standards H14.6.1 Building height, H14.6.2 Height in relation to boundary</i>
	<i>H15 Business - Business Park Zone</i>	<i>Objective H15.2 (9), Policy H15.2 (12A), Standard H15.6.2 Height in relation to boundary</i>
	<i>H16 Business - Heavy Industry Zone</i>	<i>Objective H16.2 (5), Policy H16.2 (5), Standard H16.6.1 Building height</i>
	<i>H17 Business - Light Industry Zone</i>	<i>Objective H17.2 (5), Policy H17.2 (5A), Standard H17.6.1 Building height</i>
	<i>H25 Special Purpose - Healthcare Facility and Hospital Zone</i>	<i>Standard H25.6.1 Building height</i>
	<i>H29 Special Purpose - School Zone</i>	<i>Standard H29.6.2 Building height</i>
	<i>H30 Special Purpose - Tertiary Education Zone</i>	<i>Standard H30.6.1 Building height</i>

<i>Map Viewer</i>		<i>Walkable Catchments as shown around the Business City Centre Zone, Business - Metropolitan Centre Zones and existing or planned Rapid Transit Network stops</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		
<i>All other 017 topics</i>		

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

The following table provides an overview to the submissions made to this topic. **Appendix 1** contains a list of the names of all parties to this topic.

Table 2.1: Parties to the topic

Total number of primary submitters	44
Total number of primary submission points	56
Total number of primary submitters who wish to be heard	31
Total number of further submitters	180
Total number of further submission points	2423
Total number of further submitters who wish to be heard	164

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the council's coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
Walkable Catchments	WC General

2.3 Panel Directions

This section sets out any direction or procedural minutes related to this topic issued by the Panel.

See hearing page for details: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx>

2.3.1 Direction for all submitters

[Direction 22 February 2023 - ADR Process](#)

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

This section includes the mediation statements and joint witness statements for this topic. This table will be updated prior to the hearing for this topic.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Expert Witnesses Joint Statement	18 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-017ABEG-14J-jws-2023-09-19.pdf
Expert Conference attendance sheets	17 and 18 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-topic-017ABEG-14Jattendance-sheets-2023-09-19.pdf
Hearing evidence		Refer to this link:

Pre-hearing documents	Date	Link to www.intensificationhearingsaki.co.nz webpage for documents
		https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=655 for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

Note: Expert conferencing may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.1: Expert conferencing outcomes

Matters raised	<ul style="list-style-type: none"> ▪ Walkable catchments as planning metrics and related issues including the role of qualifying matters in determining zoning
Summary of matters agreed	<ul style="list-style-type: none"> ▪ That walkable catchments are widely used in New Zealand and that several general or typical characteristics can be described without taking away from the opportunity of any individual walkable catchment to warrant a bespoke / different outcome.

	<ul style="list-style-type: none"> ▪ Key characteristics of walkable catchments were identified by experts, without limiting individual locations having a bespoke approach to intensification
Summary of matters outstanding	<ul style="list-style-type: none"> ▪ Changes to explanatory text in Chapter G2 relating to walkable catchments.
Other matters	Many of the submission points coded to this subtopic will be considered under Methodology.

4.2 Mediation outcomes

Note: Mediation may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.2: Mediation outcomes

Matters raised	N/A
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.3 Agreements reached between parties outside of formal mediation or expert conference pathway

This section records the agreements reached between parties which were submitted to the Panel prior to the hearing.

Table 4.3: Outcomes of agreements reached between parties outside of formal pre-hearing events

Topic or subtopic	
Parties to the agreement	
Outcomes	Summary of matters raised
Date received	Summary of matters agreed
	Summary of matters outstanding
	Other matters

4.4 Aligned pre-hearing outcomes from other topics

The outcomes resulting from other topic pre-hearing events may play a part in understanding outcomes for this topic.

The connections between outcomes that need to be considered for this topic are:

- *All matters relating to walkable catchments*

Note: This is not a definitive list and does not prevent any party to raising matters in this regard.

5 Hearing Session/s

Table 5: Hearing sessions

Topic 017A Walkable Catchments - General	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
142	Andreas Buschalla
597	Graham Maxwell Drury
723	Tim Le Couteur
820	Penelope Jane Hansen
870	Auckland International Airport Limited ("Auckland Airport")
873	Kāinga Ora
901	Metlifecare Limited
922	Kerry and Amanda Deane
938	New Zealand Housing Foundation
941	Foodstuffs North Island Limited
1031	Dianne Giles
1077	Next Gen Places Limited
1083	Board of Airline Representatives New Zealand Inc
1110	Wyborn Capital Limited
1202	Brad Allen
1430	Hanno Willers
1543	Winton Land Limited
1586	Shundi Tamaki Village Limited
1632	Paul Robert Shortland
1638	Daniel Moore
1675	Lawrie Knight
1693	3 Park Avenue Ltd and Michael Knight
1717	Sarah C
1744	Fiona Moran
1783	Urban Partners Housing Limited
1823	Parnell Heritage Inc
1927	Jacques Losken
1930	Jed Robertson
1953	Matthew Wansbone
1962	Aedifice Property Group
1998	Lorraine Dorothy Walsh
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2083	Universal Homes
2269	Ms Amy Margaret Parlane and Mr Leslie James Parlane
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2296	Joanna Louise Beresford
2365	Peter MacGillivray
1111	Summerset Villages (Parnell) Limited (from additional topic allocation)
2055	Brett Carter Family Trust (from additional topic allocation)
942	Drive Holdings Limited (form additional allocation)

Further Submission Number	Further Submitter Name
FS06	Balmoral Residents Association Incorporated
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS61	John Andrew Burns and Anita Theresia Arlov
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS67	Michael John Graham Goodger
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS89	Glen Frost
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox

Further Submission Number	Further Submitter Name
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS119	Victoria Lowe and Phillip Lowe
FS132	David Southcombe Trust
FS135	Cameron Loader
FS138	Eden Epsom Residential Protection Society Incorporated
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS145	Jessie Kim
FS150	Anthony George Allen
FS152	Toka Tū Ake EQC
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS178	Devonport Heritage Inc
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS251	Diana Coleman
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, P
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, P
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS296	Character Coalition Incorporated
FS305	Garry Downs
FS306	Fi Groves

Further Submission Number	Further Submitter Name
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS312	Auckland International Airport Limited
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS340	Foodstuffs North Island Limited
FS349	Shane Stoneman
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS379	Mission Bay Kohimarama Residents Association Incorporated
FS388	Pam Shearer
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS412	Ruth Hargreaves
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS428	The Rosanne Trust
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS441	Radio New Zealand
FS442	South Epsom Planning Group (Inc)
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS460	Fletcher Residential Limited
FS463	Investore Property Limited
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS474	Alastair Porter
FS476	Stride Property Limited
FS478	Yang Yang

Further Submission Number	Further Submitter Name
FS480	Niall McLaren Robertson
FS487	John Gordon Hunt
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
FS509	Shanna Frost
FS511	Angelique Ward
FS515	Jessica Ward
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace
FS532	John Francis Mather
FS738	Milford 110 Limited (from additional topic allocation)

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 017B Walkable Catchments General - Methodology

Draft Parties and Issues Report
Updated on 11 May 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. PIRs are living documents that will be updated as changes occur. Parties reading these documents should look for the most up to date version of the document.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

The information provided below outlines the subject, Proposed Auckland Unitary Plan provisions and relevant matters to be considered for this topic.

Table 1: Topic description

HEARING TOPIC 017B Walkable Catchments General Methodology		
<i>This hearing topic relates to submissions received on general methodology matters relating to walkable catchments.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>E38.5(2B) Notification statement</i>
<i>Chapter G RUB and Walkable Catchments</i>	<i>G2 Walkable Catchments</i>	<i>All provisions</i>
<i>Chapter H Zones</i>	<i>H6 Residential - Terrace Housing and Apartment Buildings Zone</i>	<i>Objectives (1A), (2), Policies (1), (4), Activity Table H6.4, Notification statement (5), Standard H6.6.5 (1)(b) and (c) Building height, Standard H6.6.6(1) Height in relation to boundary (1A), (1B) and (1C), Standard H6.6.8 height in relation to boundary adjoining lower intensity zones</i>
	<i>H8 Business - City Centre Zone</i>	<i>Policy H8.3 (12A)</i>
	<i>H9 Business - Metropolitan Centre Zone</i>	<i>Policy H9.3 (12A), Standard H9.6.1 Building height</i>
	<i>H10 Business - Town Centre Zone</i>	<i>Objective H10.2 (10), Policy H10.2 (12A), Standards H10.6.1 Building height, H10.6.2 Height in relation to boundary</i>

	<i>H11 Business - Local Centre Zone</i>	<i>Objective H11.2 (9), Policy H11.2 (12A), Standards H11.6.1 Building height, H11.6.2 Height in relation to boundary</i>
	<i>H12 Business - Neighbourhood Centre Zone</i>	<i>Objective H12.2 (8), Policy H12.2 (12A), Standards H12.6.1 Building height, H12.6.2 Height in relation to boundary</i>
	<i>H13 Business - Mixed Use Zone</i>	<i>Objective H13.2 (10), Policy H13.2 (12A), Standards H13.6.1 Building height, H13.6.2 Height in relation to boundary</i>
	<i>H14 Business - General Business Zone</i>	<i>Objective H14.2 (9), Policy H14.2 (24), Standards H14.6.1 Building height, H14.6.2 Height in relation to boundary</i>
	<i>H15 Business - Business Park Zone</i>	<i>Objective H15.2 (9), Policy H15.2 (12A), Standard H15.6.2 Height in relation to boundary</i>
	<i>H16 Business - Heavy Industry Zone</i>	<i>Objective H16.2 (5), Policy H16.2 (5), Standard H16.6.1 Building height</i>
	<i>H17 Business - Light Industry Zone</i>	<i>Objective H17.2 (5), Policy H17.2 (5A), Standard H17.6.1 Building height</i>
	<i>H25 Special Purpose - Healthcare Facility and Hospital Zone</i>	<i>Standard H25.6.1 Building height</i>
	<i>H29 Special Purpose - School Zone</i>	<i>Standard H29.6.2 Building height</i>
	<i>H30 Special Purpose - Tertiary Education Zone</i>	<i>Standard H30.6.1 Building height</i>

<i>Map Viewer</i>		<i>Walkable Catchments as shown around the Business City Centre Zone, Business - Metropolitan Centre Zones and existing or planned Rapid Transit Network stops</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		
<i>All other 017 topics</i>		

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

The following table provides an overview to the submissions made to this topic. **Appendix 1** contains a list of the names of all parties to this topic.

Table 2.1: Parties to the topic

Total number of primary submitters	50
Total number of primary submission points	69
Total number of primary submitters who wish to be heard	40
Total number of further submitters	146
Total number of further submission points	2,111
Total number of further submitters who wish to be heard	136

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the council's coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
Walkable Catchments	WC General - Methodology

2.3 Panel Directions

This section sets out any direction or procedural minutes related to this topic issued by the Panel.

See hearing page for details: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx>

2.3.1 Direction for all submitters

[Direction 22 February 2023 - ADR Process](#)

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

This section includes the mediation statements and joint witness statements for this topic. This table will be updated prior to the hearing for this topic.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Expert Witnesses Joint Statement	18 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-017ABEG-14J-jws-2023-09-19.pdf
Expert Conference attendance sheets	17 and 18 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-topic-017ABEG-14Jattendance-sheets-2023-09-19.pdf
Hearing evidence		Refer to this link:

Pre-hearing documents	Date	Link to www.intensificationhearingsaki.co.nz webpage for documents
		https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=655 for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

Note: Expert conferencing may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.1: Expert conferencing outcomes

Matters raised	<ul style="list-style-type: none"> ▪ The implications of the NPS-UD on walkable catchments as an urban planning tool
Summary of matters agreed	<ul style="list-style-type: none"> ▪ The NPS-UD presents some differences in how to plan and use walkable catchments than has been the typical or general experience, including: <ol style="list-style-type: none"> (a) The NPS-UD sets a minimum height of at least 6 storeys within at least a walkable catchment and does not provide for a granular/stepped down approach inside the catchment for buildings below 6 storeys.

	<p>(b) The NPS-UD requires walkable catchments to be measured from the outer edge of city centre and metropolitan zones rather than a central point.</p> <p>(c) The NPS-UD requires the incorporation of walkable catchments thinking into resource management plans.</p> <p>(d) The MFE's guidance encourages walkable catchments to be measured on a consistent real-world basis of actual routes walked, noting that historically a Euclidean dimension was used on occasion (i.e., a precise jagged or irregular shape mapped following real-world routes rather than an abstract drawn circle).</p>
Summary of matters outstanding	<ul style="list-style-type: none"> ▪ No specific matters from expert conferencing are outstanding.
Other matters	Many of the submission points coded to this subtopic will be considered under more specific Methodology and response subtopics.

4.2 Mediation outcomes

Note: Mediation may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.2: Mediation outcomes

Matters raised	N/A
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.3 Agreements reached between parties outside of formal mediation or expert conference pathway

This section records the agreements reached between parties which were submitted to the Panel prior to the hearing.

Table 4.3: Outcomes of agreements reached between parties outside of formal pre-hearing events

Topic or subtopic	
Parties to the agreement	
Outcomes	Summary of matters raised

Date received	Summary of matters agreed Summary of matters outstanding Other matters
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4.4 Aligned pre-hearing outcomes from other topics

The outcomes resulting from other topic pre-hearing events may play a part in understanding outcomes for this topic.

The connections between outcomes that need to be considered for this topic are:

- *All matters relating to walkable catchments*

Note: This is not a definitive list and does not prevent any party to raising matters in this regard.

5 Hearing Session/s

Table 5: Hearing sessions

Topic 017B Walkable Catchments General - Methodology	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
52	Kai Zhang
102	Donald Huse
113	Iain Butler
338	Scott Macarthur
431	Vital Healthcare Property Trust
515	Liam Appleton
711	Jessica de Heij
733	Tim Allen
736	Elizabeth Bourke
738	Ritz van Hall
828	Jon Moses and Maryrose Morgan-Coakle
830	Ockham Group Ltd
840	Auckland City Centre Residents Group
871	Property Council New Zealand
898	Cornwall Park Trust Board
916	Triumph Capital
949	Piper Properties Consultants Limited
971	RTJ Property Professionals Limited
976	Judith Gayleen Mackereth
985	Kheng Kai Chew
1031	Dianne Giles
1079	The Coalition for More Homes
1084	Te Ākitai Waiohua Waka Taua Incorporated Society(Te Ākitai Waiohua)
1118	Alistair Porter
1120	Victoria and Phillip Lowe
1206	Daniel Graham Maier-Gant
1441	Jeffrey Lane Fearon
1485	Housing Call To Action
1524	Kit Howden
1585	Gibbonsco Management Limited
1724	Susan Trinh
1840	Edward Siddle
1861	Michael James Blackburn
1864	Morgan James Avery
1886	Angela Lin
1888	Anthony James Chapman
1915	Jack Gibbons
1938	John Tan
1962	Aedifice Property Group
2041	Neilston Homes
2049	Waka Kotahi
2083	Universal Homes
2142	Iain Archibald Valentine
2269	Ms Amy Margaret Parlane and Mr Leslie James Parlane
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2298	Mr Richard Brabant
2303	Templeton Group
1111	Summerset Villages (Parnell) Limited (from additional topic allocation)
2053	Brett Carter Family Trust (from additional topic allocation)

Further Submission Number	Further Submitter Name
FS06	Balmoral Residents Association Incorporated
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS90	Matt Heale
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS125	692D Limited

FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS151	Seaview Road Residents Group
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS175	Kheng Kai Chew
FS177	John Colebrook
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS245	Avondale Jockey Club Incorporated
FS250	Citylife Investments Eight Ltd
FS251	Diana Coleman
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS269	Parnell Community Committee
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS318	David Alison
FS339	New Zealand General Real Estate Limited
FS340	Foodstuffs North Island Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS380	JL Trust
FS373	Thomas John Kennedy
FS388	Pam Shearer
FS389	Southern Cross Healthcare Limited
FS393	Zanj Ltd

FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS428	The Rosanne Trust
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS456	Tom Birdsall
FS460	Fletcher Residential Limited
FS472	North Eastern Investments Limited
FS474	Alastair Porter
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS511	Angelique Ward
FS515	Jessica Ward
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather
FS378	Milford 110 Limited (from additional topic allocation)

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 017C Walkable Catchments City Centre - Methodology

Draft Parties and Issues Report

Updated on 23 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. PIRs are living documents that will be updated as changes occur. Parties reading these documents should look for the most up to date version of the document.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

The information provided below outlines the subject, Proposed Auckland Unitary Plan provisions and relevant matters to be considered for this topic.

Table 1: Topic description

HEARING TOPIC 017C Walkable Catchments City Centre Methodology		
<i>This hearing topic relates to submissions received on matters relating to the methodology associated with the walkable catchment around the City Centre.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>E38.5(2B) Notification statement</i>
<i>Chapter G RUB and Walkable Catchments</i>	<i>G2 Walkable Catchments</i>	<i>All provisions</i>
<i>Chapter H Zones</i>	<i>H6 Residential - Terrace Housing and Apartment Buildings Zone</i>	<i>Objectives (1A), (2), Policies (1), (4), Activity Table H6.4, Notification statement (5), Standard H6.6.5 (1)(b) and (c) Building height, Standard H6.6.6(1) Height in relation to boundary (1A), (1B) and (1C), Standard H6.6.8 height in relation to boundary adjoining lower intensity zones</i>
	<i>H8 Business - City Centre Zone</i>	<i>Policy H8.3 (12A)</i>
	<i>H9 Business - Metropolitan Centre Zone</i>	<i>Policy H9.3 (12A), Standard H9.6.1 Building height</i>
	<i>H10 Business - Town Centre Zone</i>	<i>Objective H10.2 (10), Policy H10.2 (12A), Standards H10.6.1 Building height, H10.6.2 Height in relation to boundary</i>

	<i>H11 Business - Local Centre Zone</i>	<i>Objective H11.2 (9), Policy H11.2 (12A), Standards H11.6.1 Building height, H11.6.2 Height in relation to boundary</i>
	<i>H12 Business - Neighbourhood Centre Zone</i>	<i>Objective H12.2 (8), Policy H12.2 (12A), Standards H12.6.1 Building height, H12.6.2 Height in relation to boundary</i>
	<i>H13 Business - Mixed Use Zone</i>	<i>Objective H13.2 (10), Policy H13.2 (12A), Standards H13.6.1 Building height, H13.6.2 Height in relation to boundary</i>
	<i>H14 Business - General Business Zone</i>	<i>Objective H14.2 (9), Policy H14.2 (24), Standards H14.6.1 Building height, H14.6.2 Height in relation to boundary</i>
	<i>H15 Business - Business Park Zone</i>	<i>Objective H15.2 (9), Policy H15.2 (12A), Standard H15.6.2 Height in relation to boundary</i>
	<i>H16 Business - Heavy Industry Zone</i>	<i>Objective H16.2 (5), Policy H16.2 (5), Standard H16.6.1 Building height</i>
	<i>H17 Business - Light Industry Zone</i>	<i>Objective H17.2 (5), Policy H17.2 (5A), Standard H17.6.1 Building height</i>
	<i>H25 Special Purpose - Healthcare Facility and Hospital Zone</i>	<i>Standard H25.6.1 Building height</i>
	<i>H29 Special Purpose - School Zone</i>	<i>Standard H29.6.1 Building height</i>
	<i>H30 Special Purpose - Tertiary Education Zone</i>	<i>Standard H30.6.1 Building height</i>

<i>Map Viewer</i>		<i>Walkable Catchments as shown around the Business City Centre Zone.</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		
<i>All other 017 topics</i>		

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

The following table provides an overview to the submissions made to this topic. **Appendix 1** contains a list of the names of all parties to this topic.

Table 2.1: Parties to the topic

Total number of primary submitters	12
Total number of primary submission points	12
Total number of primary submitters who wish to be heard	7
Total number of further submitters	11
Total number of further submission points	18
Total number of further submitters who wish to be heard	11

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the council's coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
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2.3 Panel Directions

This section sets out any direction or procedural minutes related to this topic issued by the Panel.

See hearing page for details: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx>

2.3.1 Direction for all submitters

[Direction 22 February 2023 - ADR Process](#)

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

This section includes the mediation statements and joint witness statements for this topic. This table will be updated prior to the hearing for this topic.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Expert Conference day 1 attendance sheet		
Expert Witnesses Joint Statement		
Hearing evidence		<p>Refer to this link:</p> <p>https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</p> <p>for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i></p>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

Note: Expert conferencing may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.1: Expert conferencing outcomes

Matters raised	
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.2 Mediation outcomes

Note: Mediation may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.2: Mediation outcomes

Matters raised	N/A
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.3 Agreements reached between parties outside of formal mediation or expert conference pathway

This section records the agreements reached between parties which were submitted to the Panel prior to the hearing.

Table 4.3: Outcomes of agreements reached between parties outside of formal pre-hearing events

Topic or subtopic	
Parties to the agreement	
Outcomes	Summary of matters raised
Date received	Summary of matters agreed
	Summary of matters outstanding
	Other matters

4.4 Aligned pre-hearing outcomes from other topics

The outcomes resulting from other topic pre-hearing events may play a part in understanding outcomes for this topic.

The connections between outcomes that need to be considered for this topic are:

- *All matters relating to walkable catchments*

Note: This is not a definitive list and does not prevent any party to raising matters in this regard.

5 Hearing Session/s

Table 5: Hearing sessions

Topic 017C Walkable Catchments City Centre - Methodology	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
14	Mark Bekhit
323	Jennifer Goldsack
507	Paul Jancys
838	Parnell East Community Group
979	Trevor James Hackett
1031	Dianne Giles
1271	Prasanthi
1500	Laurence Nash & Paul Willetts
1507	Robert Andrew Josephson and Brenda Marie Josephson
1550	Trevor Lund
1614	Stuart Bode and Jan Hewitt
2011	Sam Storey

Further Submission Number	Further Submitter Name
FS164	Parnell East Community Group
FS253	Bill Endean and Christine Endean
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS269	Parnell Community Committee
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS397	Patrick Howard Castle
FS410	Grey Lynn Residents Association
FS421	Tania Fleur Mace
FS428	The Rosanne Trust
FS474	Alastair Porter

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 017D Walkable Catchments City Centre - Extent

Draft Parties and Issues Report
Updated on 22 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. PIRs are living documents that will be updated as changes occur. Parties reading these documents should look for the most up to date version of the document.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

The information provided below outlines the subject, Proposed Auckland Unitary Plan provisions and relevant matters to be considered for this topic.

Table 1: Topic description

HEARING TOPIC 017D Walkable Catchments City Centre Extent		
<i>This hearing topic relates to submissions received on the extent of the walkable catchment around the City Centre.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>E38.5(2B) Notification statement</i>
<i>Chapter G RUB and Walkable Catchments</i>	<i>G2 Walkable Catchments</i>	<i>All provisions</i>
<i>Chapter H Zones</i>	<i>H6 Residential - Terrace Housing and Apartment Buildings Zone</i>	<i>Objectives (1A), (2), Policies (1), (4), Activity Table H6.4, Notification statement (5), Standard H6.6.5 (1)(b) and (c) Building height, Standard H6.6.6(1) Height in relation to boundary (1A), (1B) and (1C), Standard H6.6.8 height in relation to boundary adjoining lower intensity zones</i>
	<i>H8 Business - City Centre Zone</i>	<i>Policy H8.3 (12A)</i>
	<i>H9 Business - Metropolitan Centre Zone</i>	<i>Policy H9.3 (12A), Standard H9.6.1 Building height</i>
	<i>H10 Business - Town Centre Zone</i>	<i>Objective H10.2 (10), Policy H10.2 (12A), Standards H10.6.1 Building height, H10.6.2 Height in relation to boundary</i>

	<i>H11 Business - Local Centre Zone</i>	<i>Objective H11.2 (9), Policy H11.2 (12A), Standards H11.6.1 Building height, H11.6.2 Height in relation to boundary</i>
	<i>H12 Business - Neighbourhood Centre Zone</i>	<i>Objective H12.2 (8), Policy H12.2 (12A), Standards H12.6.1 Building height, H12.6.2 Height in relation to boundary</i>
	<i>H13 Business - Mixed Use Zone</i>	<i>Objective H13.2 (10), Policy H13.2 (12A), Standards H13.6.1 Building height, H13.6.2 Height in relation to boundary</i>
	<i>H14 Business - General Business Zone</i>	<i>Objective H14.2 (9), Policy H14.2 (24), Standards H14.6.1 Building height, H14.6.2 Height in relation to boundary</i>
	<i>H15 Business - Business Park Zone</i>	<i>Objective H15.2 (9), Policy H15.2 (12A), Standard H15.6.2 Height in relation to boundary</i>
	<i>H16 Business - Heavy Industry Zone</i>	<i>Objective H16.2 (5), Policy H16.2 (5), Standard H16.6.1 Building height</i>
	<i>H17 Business - Light Industry Zone</i>	<i>Objective H17.2 (5), Policy H17.2 (5A), Standard H17.6.1 Building height</i>
	<i>H25 Special Purpose - Healthcare Facility and Hospital Zone</i>	<i>Standard H25.6.1 Building height</i>
	<i>H29 Special Purpose - School Zone</i>	<i>Standard H29.6.1 Building height</i>
	<i>H30 Special Purpose - Tertiary Education Zone</i>	<i>Standard H30.6.1 Building height</i>

<i>Map Viewer</i>		<i>Walkable Catchments as shown around the Business City Centre Zone, Business - Metropolitan Centre Zones and existing or planned Rapid Transit Network stops</i>
<i>Chapter G RUB and Walkable Catchments</i>	<i>G2 Walkable Catchments</i>	<i>All provisions</i>
<i>Chapter H Zones</i>	<i>H6 Terrace Housing and Apartment Buildings Zone</i>	<i>Objectives (1A), (2), Policies (1), (4), Activity Table H6.4, Notification statement (5), Standard H6.6.5 (1)(b) and (c) Building height, Standard H6.6.6(1) Height in relation to boundary (1A), (1B) and (1C), Standard H6.6.8 height in relation to boundary adjoining lower intensity zones</i>
<i>Map Viewer</i>		<i>Walkable Catchments as shown around the Business City Centre Zone.</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		
<i>All other 017 topics</i>		

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

The following table provides an overview to the submissions made to this topic. **Appendix 1** contains a list of the names of all parties to this topic.

Table 2.1: Parties to the topic

Total number of primary submitters	340
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Total number of primary submission points	351
Total number of primary submitters who wish to be heard	197
Total number of further submitters	176
Total number of further submission points	1,707
Total number of further submitters who wish to be heard	162

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the council's coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
Walkable Catchments	WC City Centre - Extent

2.3 Panel Directions

This section sets out any direction or procedural minutes related to this topic issued by the Panel.

See hearing page for details: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx>

2.3.1 Direction for all submitters

[Direction 22 February 2023 - ADR Process](#)

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

This section includes the mediation statements and joint witness statements for this topic. This table will be updated prior to the hearing for this topic.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Expert Conference day 1 attendance sheet		
Expert Conference day 2 attendance sheet		
Expert Witnesses Joint Statement		
Hearing evidence		<p>Refer to this link:</p> <p>https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</p> <p>for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i></p>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

Note: Expert conferencing may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.1: Expert conferencing outcomes

Matters raised	
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.2 Mediation outcomes

Note: Mediation may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.2: Mediation outcomes

Matters raised	N/A
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.3 Agreements reached between parties outside of formal mediation or expert conference pathway

This section records the agreements reached between parties which were submitted to the Panel prior to the hearing.

Table 4.3: Outcomes of agreements reached between parties outside of formal pre-hearing events

Topic or subtopic	
Parties to the agreement	
Outcomes	Summary of matters raised
Date received	Summary of matters agreed
	Summary of matters outstanding

	Other matters
--	---------------

4.4 Aligned pre-hearing outcomes from other topics

The outcomes resulting from other topic pre-hearing events may play a part in understanding outcomes for this topic.

The connections between outcomes that need to be considered for this topic are:

- *All matters relating to walkable catchments*

Note: This is not a definitive list and does not prevent any party to raising matters in this regard.

5 Hearing Session/s

Table 5: Hearing sessions

Topic 017D Walkable Catchments City Centre - Extent	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
209	Mark Hardie
211	Kathleen Hall
212	Sara Hardie
213	It Happens Trust
215	Christopher Edmund Burke
226	Anthony James Duncan
233	Yves Trussel
235	Patricia Everard
236	Bruce Robert Cullen
238	Josephine Ball
242	Craig Brownie
243	Frederick Ball
244	Jillian Elizabeth Cory
247	Kevin Shoebridge
248	Sarah Mary Shoebridge
263	Anita Jackson
264	Mark McCracken
267	John Kim
268	Max Kim
269	Hye Jeong Park
271	Scott Humphreys
281	Charles James Reynolds Griffin
287	Patricia Gael Eastmond
289	Debra Elizabeth Whiting
297	Yvonne Hill
299	Dominique Bonn
301	Amoze Bonn
304	Irene Bonn
306	Kathryn Mary Roberts
329	Bridget Simpson
330	Allana Robinson
333	Oscar Fransman
334	Barbara Joan Chapman
336	Roy Knill
337	Gail Ratcliffe
339	Michael Damian Wagg
340	Dr Catherine Elizabeth Stone
341	Michele Clare Maddison
343	Roderick MacLeod
345	Greg Jones
346	Kieran McLean
347	Alistair Hartstonge
348	Richard Rolfe
352	Tracy Feickert
360	Michael Stewart Kelly
362	Simon Chinchawala
370	Martin Dobson
377	Jacqueline Ryan
381	Carolyn Brown
382	Trevor Brown
386	Steve Donoghue-Cox
395	Virginia Caplen
396	Desmond Paul Driver
404	Simon Jeremy Kember

405	Sarah Kerr
411	Mrs Judith Newhook et al
413	Christopher Donald Healy Ross
426	Pamela Willi
429	Mary Constance Kelly
432	Sean Spratt
434	Patricia Austin
441	Keith Morris
446	Liam Taylor
447	Lola Taylor
448	Kathryn Wilson
449	Stella Taylor
459	Bill Mathews
466	Wilhelmina H Streefland
467	Brent Spillane
468	Michael Hillyer
473	Tracy Feickert
477	Craig McCormick
502	Andrew Kent Robertson
503	Catherine Kempe
505	Tracey Bakker
506	Debra Helene Ross
517	Min Lee
523	Bruce Gilbert
551	Nigel Staples
581	Zita Thomas
594	Gilles Demaneuf
625	Andre Joseph Babich
631	Chantel Clayton
653	Rachel and Anil Sharma
654	Alan John Clark et al
656	Deborah Lynnette Simpson
658	Margo Jacqueline Hudson
659	Pieter Lionel Holl
678	Hamish Brett Dockery
689	Highpoint Apartment Limited
695	Heidi Ruth Baker
698	Deborah VL Cox
701	Christopher L Lynch
703	Rutherford Rede Limited
733	Tim Allen
734	Helen Cherry
736	Elizabeth Bourke
737	Cheryll Linda Walmsley
738	Ritz van Hall
743	Maurits Evert van Hall
744	Dawn MacLean
749	Pauline Donna Hillyer
758	Andrew Cashmore
759	Pamela Gayle Ingram
760	Jules Averill
763	Liz Adams
766	Douglas Kenneth Stockwell
782	Tina Louise Lynch
784	James Thompson Hudson
785	William Akel & Robyn Hughes
787	Paul Jurasovich

791	Barrie Connor
797	Annemarie Hay
798	Yvonne Chan-Cashmore
803	Robert James Donaldson
804	Garry Downs
805	Suzanne Downs
808	Lindsay Foster
813	Gaynor Steel
815	Keith Law
836	North Eastern Investments Limited
838	Parnell East Community Group
844	Roderick (Rod) Maitland Marler
848	Yvonne McLean
856	Helen Skelton
857	Tony Skelton
858	Felicity Jane Cains
859	Katie Holl
871	Property Council New Zealand
873	Kāinga Ora
874	Robert Ireland
876	Deborah Cory-Wright
897	Catholic Diocese of Auckland
902	Oyster Management Limited
903	Franco Belgiorno-Nettis
909	Bill and Christine Endean
912	Kevin Murray Old
918	Brendan Drury
923	David King
928	Helen Geary
930	Malcolm MacDonald
931	Sandra vanGah
954	Grey Lynn Residents Association
959	Paul Ransen Gittins
969	Robert Butler
972	Julie Jones
974	Sandra Jill Stockwell
975	Paul Reece Mead
977	Janet MacKinnon
979	Trevor James Hackett
997	Robert Hay
1005	Brent Juan Early
1014	Murray Giblin
1037	Karen Fay Godfrey
1038	Nicholas Smart
1049	Stuart Godfrey
1055	Domain Gardens Development Limited
1059	Ann-Louise Anderson
1063	Alastair Acland
1108	David Friar
1109	Rachel Duncan
1116	Veronica Elizabeth Julian-Gascoigne
1133	Claire Schoeller
1134	Dennis Simpson
1143	James Bourke
1145	PATRICK JOHN FLANNERY
1147	Greg Jones
1149	Felicity MacDonald

1151	Wendy Roberts
1154	James Spencer Eyfe Nicholls
1159	Katrina J Sewell
1161	Winston Peters and Jan Trotman
1162	Chris Cherry
1167	Mary Elizabeth O'Malley
1169	Simon George Parry Hart
1172	Sunita Azariah
1173	Vaughan Peters
1195	Philip Wade Cory-Wright
1206	Daniel Graham Maier-Gant
1218	Sally Barron
1228	Anna Jones
1243	Graham Dick
1262	Sarah Kember
1276	Rosemary Thelma Lees
1279	Joshua Camp
1287	Isabella Landon-Lane
1288	Dylan Cherry
1293	Simon Gerard Vodanovich
1294	Graham Anderson
1296	Timothy Bert Ross Dixon
1300	Mr Kieran and Mrs Kirsten Jones
1311	Sarah Cockerton
1322	Rosemary Buxton
1340	Linda Christian
1346	Trevor Purkis
1348	Grant Roderick Campbell
1349	Sheila Elinor McCabe
1350	Thomas Bowden Birdsall
1351	CHL (Carriss Holdings Limited)
1352	Roma Bertasius
1360	Dawn Bertasius
1378	Catherine Leslie Griffey
1381	Fiona Groves
1383	William Gerald Gibson
1384	Gary Groves
1385	Paula Wilkinson
1393	Nigel Andrew Milton
1409	Chris Cardwell
1466	Marc Barron
1495	Jillian Gendall
1496	Donald Gendall
1497	Deborah Michelle Simpson
1503	Cameron Charles Loader
1507	Robert Andrew Josephson and Brenda Marie Josephson
1508	Allan Tyler
1510	Charlotte Adams-Drury
1552	Satvinder Sembhi
1568	Matthew Gibb Knight
1588	Mark Grenville Gascoigne
1589	JOSHUA MANO NGAWHAU GILBERTSON
1594	Mary Peters
1595	Kate Acland McHardy
1597	Gabriela King
1601	D. Gene Dillman
1602	Mark Stuart van Kaathoven

1603	Mike Flood-Smith
1605	Rosemary Wall
1607	Nikita Ann Kearsley
1609	Ann Hackett
1611	Margot Acland
1613	Miranda Lang
1614	Stuart Bode and Jan Hewitt
1617	Kathleen Jane Clarke
1618	Sarah Louise Edmondson
1619	Iain Aitken
1634	Susan Austad
1635	Michael and Shirley Webb-Speight
1637	Morgan McConnell
1640	Alan Clifford Hill
1644	Peter, Rolf, Anatole and Joanna Masfen
1647	Phil Bramley
1648	Vanessa Bramley
1649	Louisa McKnight
1650	Gregory Shanahan and Vlasta Shanahan
1664	Brett Rutherford Hellier
1665	Erica Margaret Hellier
1667	Kimberly C Sumner
1668	Mitchell Cunningham
1670	Peter Faire
1685	Margaret Averil Sutherland Bryson
1694	Alison Hunter
1700	Anna Woodroffe
1707	Julie Thompson
1710	Roger Purdy
1711	Gabrielle Capp
1715	Thomas Matthew Buchanan
1736	Henry Patrick James Ibbertson
1738	John Dymond Projects
1760	Karen McConnell
1762	The Rosanne Trust
1770	Sharyn Robertson
1784	John Arnot Williamson McConnell
1813	Henry Temple and Paris Mitchell Temple
1834	Cameron Fleming
1862	Mingo Alexander Innes
1891	Bradley Litt
1936	John David Callaghan
1953	Matthew Wansbone
1961	Oscar Sims
1962	Aedifice Property Group
1966	Noel Wallace Ingram
1971	Graham Miln Sewell
1973	Graeme Roderick Joyce and Jessie McQueen Joyce
1977	Wayne Moffat
1980	University of Auckland
1985	Craig Dwerryhouse
2019	Darryl Edward Gregory
2025	Greater Auckland
2027	Grant James O'Neill
2028	Alana Hazel O'Neill
2049	Waka Kotahi
2051	Harry Hornabrook

2061	Gregory Ian Lowe
2071	Matthew Ian Lowe
2072	Glenn White
2073	Emma Stephanie Gregory
2075	Sophia Hornabrook
2076	Sarah Ethne Allen
2080	Craig Douglas Hind
2081	Katherine Elizabeth Weaver
2129	Paul Hackett
2130	Leanne Hackett
2131	Bruce Smaill
2135	Hossain Reyhani
2137	Marianne Black
2148	Nicola Owen
2153	Darryl Roots
2161	Gregory Anderson
2170	Michael Robinson
2171	Desley Allman
2177	Matthew Douglas Easton
2181	Sean Molloy
2184	Alison Wheatley-Mahon
2190	Hilary Margaret Hill
2193	St Mary's Bay Association Incorporated
2199	Anna Lundon
2200	Mark Hornabrook
2201	Freemans Bay Residents Association Incorporated
2212	Kenny Desmond Brennan
2213	Phoebe McCartie
2214	John McCartie
2215	Rebecca Macky
2221	Christine Sewell
2223	Dr John Hancock
2227	Warwick Mahon
2229	Bronwen Innes
2230	William Pierce Somerville
2239	Bronwyn Gunn
2250	Bronwyn Trevenen
2258	Tom Purkis
2259	Holly Purkis
2267	Kerry Gunn
2274	Andrew Alexander Douglas
2282	George Liao
2288	Isabella Stevenson
2289	Janet Grant
2294	Lynne Diane Butler
2304	David Duncan
2306	Ann Christine Clark
2308	James Nicholas Tomlinson Clark
2309	Colleen
2310	Michelle Beth Deery
2311	William Evans
2314	Ross Warwick Grover
2316	Christine Hart
2317	Michael Marcus King
2318	Virginia Margaret Anne King
2320	Christopher Malyon
2324	William Peake

Further Submission Number	Further Submitter Name
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS35	Arcadia Ventures GP Limited
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS90	Matt Heale
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS119	Victoria Lowe and Phillip Lowe

FS121	College Hill Investments Ltd.
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS152	Toka Tū Ake EQC
FS156	Pieter Lionel Holl
FS159	Rutherford Rede Limited
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS178	Devonport Heritage Inc
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS185	Charles H Levin
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS217	MD Family Trust
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS246	Elizabeth Jane Barrett
FS247	Barrie Mackechnie Brown
FS253	Bill Edean and Christine Edean
FS255	Hamish Firth
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, H
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS277	Steven and Shirley Wang
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS296	Character Coalition Incorporated
FS300	Al Acland and Margot Acland
FS301	Roderick Inglis
FS302	Pawel Grochwicz and Joanna Grochwicz
FS303	Paul Mead and Sara Mead

FS308	Julie Inglis
FS305	Garry Downs
FS306	Fi Groves
FS309	Carolyn Reid
FS318	David Alison
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS340	Foodstuffs North Island Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS428	The Rosanne Trust
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS442	South Epsom Planning Group (Inc)
FS456	Tom Birdsall
FS460	Fletcher Residential Limited
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS480	Niall McLaren Robertson
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
FS511	Angelique Ward

FS515	Jessica Ward
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 017E Walkable Catchments Metropolitan Centres - Methodology

Draft Parties and Issues Report
Updated on 11 May 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. PIRs are living documents that will be updated as changes occur. Parties reading these documents should look for the most up to date version of the document.

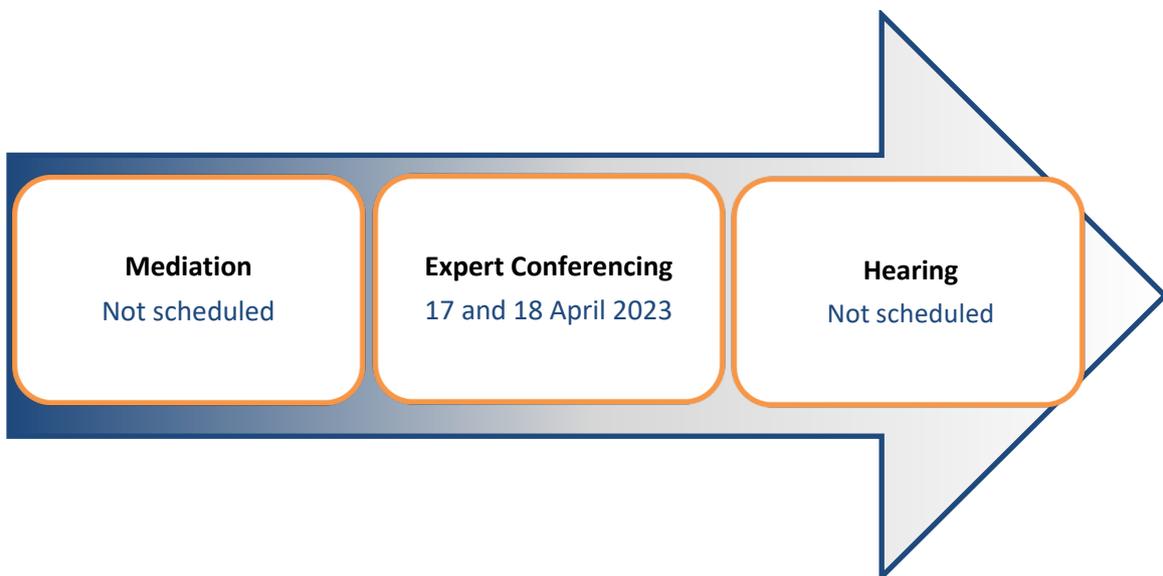


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1. Hearing topic information

1.1 The Hearing Topic or subtopic

The information provided below outlines the subject, Proposed Auckland Unitary Plan provisions and relevant matters to be considered for this topic.

Table 1: Topic description

HEARING TOPIC 017E Walkable Catchments Metropolitan Centres - Methodology		
<i>This hearing topic relates to submissions received on matters relating to the methodology associated with the walkable catchments around Metropolitan centres.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>E38.5(2B) Notification statement</i>
<i>Chapter G RUB and Walkable Catchments</i>	<i>G2 Walkable Catchments</i>	<i>All provisions</i>
<i>Chapter H Zones</i>	<i>H6 Residential - Terrace Housing and Apartment Buildings Zone</i>	<i>Objectives (1A), (2), Policies (1), (4), Activity Table H6.4, Notification statement (5), Standard H6.6.5 (1)(b) and (c) Building height, Standard H6.6.6(1) Height in relation to boundary (1A), (1B) and (1C), Standard H6.6.8 height in relation to boundary adjoining lower intensity zones</i>
	<i>H8 Business - City Centre Zone</i>	<i>Policy H8.3 (12A)</i>
	<i>H9 Business - Metropolitan Centre Zone</i>	<i>Policy H9.3 (12A), Standard H9.6.1 Building height</i>
	<i>H10 Business - Town Centre Zone</i>	<i>Objective H10.2 (10), Policy H10.2 (12A), Standards H10.6.1 Building height, H10.6.2 Height in relation to boundary</i>

	<i>H11 Business - Local Centre Zone</i>	<i>Objective H11.2 (9), Policy H11.2 (12A), Standards H11.6.1 Building height, H11.6.2 Height in relation to boundary</i>
	<i>H12 Business - Neighbourhood Centre Zone</i>	<i>Objective H12.2 (8), Policy H12.2 (12A), Standards H12.6.1 Building height, H12.6.2 Height in relation to boundary</i>
	<i>H13 Business - Mixed Use Zone</i>	<i>Objective H13.2 (10), Policy H13.2 (12A), Standards H13.6.1 Building height, H13.6.2 Height in relation to boundary</i>
	<i>H14 Business - General Business Zone</i>	<i>Objective H14.2 (9), Policy H14.2 (24), Standards H14.6.1 Building height, H14.6.2 Height in relation to boundary</i>
	<i>H15 Business - Business Park Zone</i>	<i>Objective H15.2 (9), Policy H15.2 (12A), Standard H15.6.2 Height in relation to boundary</i>
	<i>H16 Business - Heavy Industry Zone</i>	<i>Objective H16.2 (5), Policy H16.2 (5), Standard H16.6.1 Building height</i>
	<i>H17 Business - Light Industry Zone</i>	<i>Objective H17.2 (5), Policy H17.2 (5A), Standard H17.6.1 Building height</i>
	<i>H25 Special Purpose - Healthcare Facility and Hospital Zone</i>	<i>Standard H25.6.1 Building height</i>
	<i>H29 Special Purpose - School Zone</i>	<i>Standard H29.6.2 Building height</i>
	<i>H30 Special Purpose - Tertiary Education Zone</i>	<i>Standard H30.6.1 Building height</i>

<i>Map Viewer</i>		<i>Walkable Catchments as shown around the Business - Metropolitan Centre zoning.</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		
<i>All other 017 topics</i>		

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

The following table provides an overview to the submissions made to this topic. **Appendix 1** contains a list of the names of all parties to this topic.

Table 2.1: Parties to the topic

Total number of primary submitters	14
Total number of primary submission points	17
Total number of primary submitters who wish to be heard	10
Total number of further submitters	161
Total number of further submission points	783
Total number of further submitters who wish to be heard	149

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the council's coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
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2.3 Panel Directions

This section sets out any direction or procedural minutes related to this topic issued by the Panel.

See hearing page for details: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx>

2.3.1 Direction for all submitters

[Direction 22 February 2023 - ADR Process](#)

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

This section includes the mediation statements and joint witness statements for this topic. This table will be updated prior to the hearing for this topic.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsaki.co.nz webpage for documents
Expert Witnesses Joint Statement	18 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-017ABEG-14J-jws-2023-09-19.pdf
Expert Conference attendance sheets	17 and 18 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-topic-017ABEG-14Jattendance-sheets-2023-09-19.pdf
Hearing evidence		Refer to this link: https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=655

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
		for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

Note: Expert conferencing may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.1: Expert conferencing outcomes

Matters raised	<ul style="list-style-type: none"> ▪ Identification of the key or unique attributes of Metropolitan Centres relevant to walkable catchment planning ▪ For walking only, what should the walkable catchment for Metropolitan Centres be? ▪ For Metropolitan Centres, should the walkable catchment distance be set based on other modes of transport beyond walking (e.g. cycling)? ▪ What routes should a walkable catchment be based on (e.g. publicly useable roads only, or other spaces)? ▪ Are there any conditions that would limit an otherwise agreed walkable catchment distance (e.g., steep hills, crossing arterial roads, presence of qualifying matters) and if so, how?
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	<ul style="list-style-type: none"> ▪ Within a walkable catchment for Metropolitan Centres, what zones could be used and why?
<p>Summary of matters agreed</p>	<ul style="list-style-type: none"> ▪ That some of the metropolitan centres are spatially large (in terms of an internal dimension between the external zone edges) and socioeconomically significant destinations that provide for a very wide range of social, economic, and cultural opportunities. The consequences of these characteristics could support arguments both in favour of larger and also smaller walkable catchments. ▪ That the concentration of activities expected or existing within Metropolitan Centres is likely to attract more pedestrian visits than lower order centres or other destinations. ▪ The experts acknowledge that there are currently 11 Metropolitan Centres and they vary substantially in terms of size, state of development and so on. ▪ That when applying walkable catchments of any distance the metric must be treated as a form of guideline or starting point. In all instances it will be necessary to ‘fine tune’ the edge of the catchment to coordinate with property boundaries, roads, and other real-world factors. The experts record that determining these edges will be a very fine-grained exercise advanced through expert evidence. ▪ That for various reasons, including simplicity, consistency, familiarity, and practicality, that at least as a starting point, the following intervals be used when considering and mapping walkable catchments. a) 400m (historically associated with a 5min walk); b) 800m (historically associated with a 10min walk); c) 1200m (historically associated with a 15min walk); d) 1600m (historically associated with a 20min walk); e) 2000m (historically associated with a 25min walk). ▪ That because of the varied context of the Metropolitan Centres it is not necessary that they all have the same walkable catchment extent. ▪ That across all potential routes, in all cases, public safety and convenient usability (i.e. such as if extensive stairs exist) must be properly considered, noting that non-RMA plans and strategies may be used by the Council or others in parallel to the day-to-day administration of the Unitary Plan to improve existing routes. ▪ That public roads (excluding motorways) are the primary basis for measuring a walkable catchment but on the assumption that roads being included have pedestrian

	footpaths on at least one side (either existing or budgeted).
Summary of matters outstanding	<ul style="list-style-type: none"> ▪ The experts were not able to discuss or agree a framework to guide the consideration of the extent of Metropolitan centres walkable catchments further and it will be advanced through expert evidence. ▪ The experts are not in a position whereby they can definitively confirm the maximum extent of metropolitan centre walkable catchment they could support. However, the greatest extent that any of the expert could identify as potentially supportable was approximately 1600m. ▪ All other matters not agreed.
Other matters	

4.2 Mediation outcomes

Note: Mediation may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.2: Mediation outcomes

Matters raised	N/A
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.3 Agreements reached between parties outside of formal mediation or expert conference pathway

This section records the agreements reached between parties which were submitted to the Panel prior to the hearing.

Table 4.3: Outcomes of agreements reached between parties outside of formal pre-hearing events

Topic or subtopic	
Parties to the agreement	
Outcomes	Summary of matters raised
Date received	Summary of matters agreed
	Summary of matters outstanding

	Other matters
--	---------------

4.4 Aligned pre-hearing outcomes from other topics

The outcomes resulting from other topic pre-hearing events may play a part in understanding outcomes for this topic.

The connections between outcomes that need to be considered for this topic are:

- *All matters relating to walkable catchments*

Note: This is not a definitive list and does not prevent any party to raising matters in this regard.

5 Hearing Session/s

Table 5: Hearing sessions

Topic 017E Walkable Catchments Metropolitan Centres - Methodology	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
323	Jennifer Goldsack
734	Helen Cherry
873	Kāinga Ora
938	New Zealand Housing Foundation
971	RTJ Property Professionals Limited
1206	Daniel Graham Maier-Gant
1812	Emerald Group Limited
2025	Greater Auckland
2041	Neilston Homes
2049	Waka Kotahi
2083	Universal Homes
2356	Matthew Olsen
2374	Chris Butler
1111	Summerset Villages (Parnell) Limited (from additional topic allocation)

Further Submission Number	Further Submitter Name
FS12	Southpark
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS90	Matt Heale
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS119	Victoria Lowe and Phillip Lowe
FS132	David Southcombe Trust
FS135	Cameron Loader

FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS152	Toka Tū Ake EQC
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS245	Avondale Jockey Club Incorporated
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, H
FS263	Herne Bay Residents Association Inc.
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS339	New Zealand General Real Estate Limited
FS340	Foodstuffs North Island Limited
FS349	Shane Stoneman
FS351	Drive Holdings Limited

FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare Limited
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS460	Fletcher Residential Limited
FS463	Investore Property Limited
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS476	Stride Property Limited
FS477	K Vernon
FS478	Yang Yang
FS480	Niall McLaren Robertson
FS487	John Gordon Hunt
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS511	Angelique Ward
FS515	Jessica Ward
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 017F Walkable Catchments Metropolitan Centres - Extent

Draft Parties and Issues Report
Updated on 22 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. PIRs are living documents that will be updated as changes occur. Parties reading these documents should look for the most up to date version of the document.

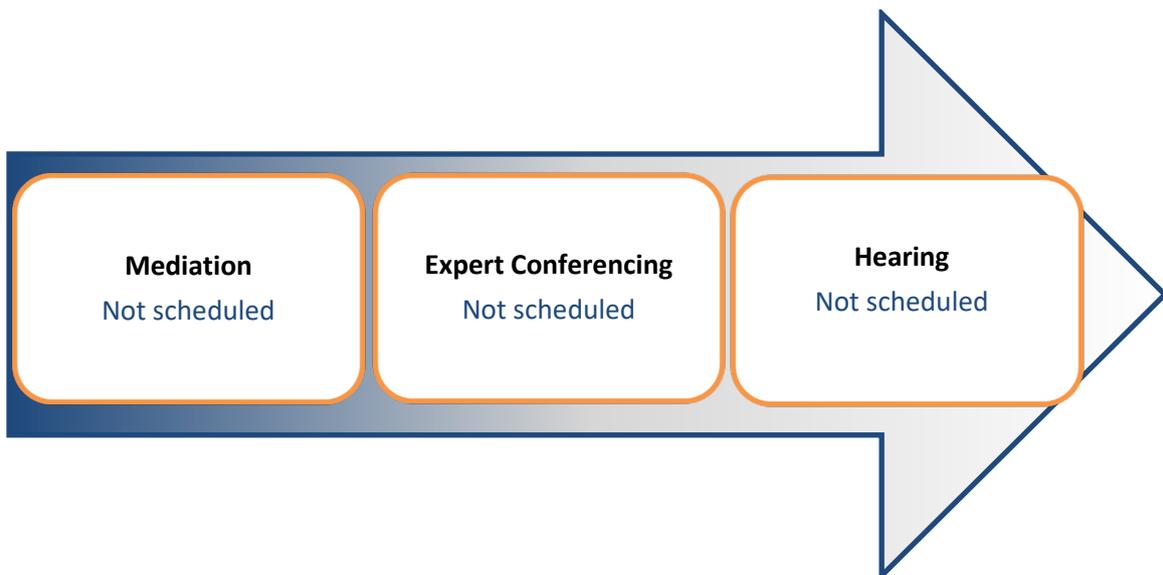


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1. Hearing topic information

1.1 The Hearing Topic or subtopic

The information provided below outlines the subject, Proposed Auckland Unitary Plan provisions and relevant matters to be considered for this topic.

Table 1: Topic description

HEARING TOPIC 017F Walkable Catchments Metropolitan Centres - Extent		
<i>This hearing topic relates to submissions received on the extent of walkable catchments around Metropolitan centres.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>E38.5(2B) Notification statement</i>
<i>Chapter G RUB and Walkable Catchments</i>	<i>G2 Walkable Catchments</i>	<i>All provisions</i>
<i>Chapter H Zones</i>	<i>H6 Residential - Terrace Housing and Apartment Buildings Zone</i>	<i>Objectives (1A), (2), Policies (1), (4), Activity Table H6.4, Notification statement (5), Standard H6.6.5 (1)(b) and (c) Building height, Standard H6.6.6(1) Height in relation to boundary (1A), (1B) and (1C), Standard H6.6.8 height in relation to boundary adjoining lower intensity zones</i>
	<i>H8 Business - City Centre Zone</i>	<i>Policy H8.3 (12A)</i>
	<i>H9 Business - Metropolitan Centre Zone</i>	<i>Policy H9.3 (12A), Standard H9.6.1 Building height</i>
	<i>H10 Business - Town Centre Zone</i>	<i>Objective H10.2 (10), Policy H10.2 (12A), Standards H10.6.1 Building height, H10.6.2 Height in relation to boundary</i>

	<i>H11 Business - Local Centre Zone</i>	<i>Objective H11.2 (9), Policy H11.2 (12A), Standards H11.6.1 Building height, H11.6.2 Height in relation to boundary</i>
	<i>H12 Business - Neighbourhood Centre Zone</i>	<i>Objective H12.2 (8), Policy H12.2 (12A), Standards H12.6.1 Building height, H12.6.2 Height in relation to boundary</i>
	<i>H13 Business - Mixed Use Zone</i>	<i>Objective H13.2 (10), Policy H13.2 (12A), Standards H13.6.1 Building height, H13.6.2 Height in relation to boundary</i>
	<i>H14 Business - General Business Zone</i>	<i>Objective H14.2 (9), Policy H14.2 (24), Standards H14.6.1 Building height, H14.6.2 Height in relation to boundary</i>
	<i>H15 Business - Business Park Zone</i>	<i>Objective H15.2 (9), Policy H15.2 (12A), Standard H15.6.2 Height in relation to boundary</i>
	<i>H16 Business - Heavy Industry Zone</i>	<i>Objective H16.2 (5), Policy H16.2 (5), Standard H16.6.1 Building height</i>
	<i>H17 Business - Light Industry Zone</i>	<i>Objective H17.2 (5), Policy H17.2 (5A), Standard H17.6.1 Building height</i>
	<i>H25 Special Purpose - Healthcare Facility and Hospital Zone</i>	<i>Standard H25.6.1 Building height</i>
	<i>H29 Special Purpose - School Zone</i>	<i>Standard H29.6.1 Building height</i>
	<i>H30 Special Purpose - Tertiary Education Zone</i>	<i>Standard H30.6.1 Building height</i>

<i>Map Viewer</i>		<i>Walkable Catchments as shown around the Business - Metropolitan Centre zoning.</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		
<i>All other 017 topics</i>		

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

The following table provides an overview to the submissions made to this topic. **Appendix 1** contains a list of the names of all parties to this topic.

Table 2.1: Parties to the topic

Total number of primary submitters	46
Total number of primary submission points	66
Total number of primary submitters who wish to be heard	41
Total number of further submitters	132
Total number of further submission points	1088
Total number of further submitters who wish to be heard	124

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the council's coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
--------------	-----------------

Walkable Catchments	WC Metropolitan Centre - Albany
	WC Metropolitan Centre - Botany
	WC Metropolitan Centre - Henderson
	WC Metropolitan Centre - Manukau
	WC Metropolitan Centre - New Lynn
	WC Metropolitan Centre - Newmarket
	WC Metropolitan Centre - Papakura
	WC Metropolitan Centre - Sylvia Park
	WC Metropolitan Centre - Takapuna
	WC Metropolitan Centre - Westgate

2.3 Panel Directions

This section sets out any direction or procedural minutes related to this topic issued by the Panel.

See hearing page for details: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx>

2.3.1 Direction for all submitters

N/A

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

This section includes the mediation statements and joint witness statements for this topic. This table will be updated prior to the hearing for this topic.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Hearing evidence		<p>Refer to this link:</p> <p>https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</p> <p>for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i></p>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

Note: Expert conferencing may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.1: Expert conferencing outcomes

Matters raised	N/A
Summary of matters agreed	

Summary of matters outstanding	
Other matters	

4.2 Mediation outcomes

Note: Mediation may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.2: Mediation outcomes

Matters raised	N/A
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.3 Agreements reached between parties outside of formal mediation or expert conference pathway

This section records the agreements reached between parties which were submitted to the Panel prior to the hearing.

Table 4.3: Outcomes of agreements reached between parties outside of formal pre-hearing events

Topic or subtopic	
Parties to the agreement	
Outcomes	Summary of matters raised
Date received	Summary of matters agreed
	Summary of matters outstanding
	Other matters

4.4 Aligned pre-hearing outcomes from other topics

The outcomes resulting from other topic pre-hearing events may play a part in understanding outcomes for this topic.

The connections between outcomes that need to be considered for this topic are:

- *All matters relating to walkable catchments*

Note: This is not a definitive list and does not prevent any party to raising matters in this regard.

5 Hearing Session/s

Table 5: Hearing sessions

Topic 017F Walkable Catchments Metropolitan Centres - Extent	
This topic will be heard by a Full and Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
142	Andreas Buschalla
375	New Zealand General Real Estate Limited
514	Josh Irvine
568	Ronald George Sadler
835	Avondale Jockey Club Incorporated
836	North Eastern Investments Limited
897	Catholic Diocese of Auckland
901	Metlifecare Limited
902	Oyster Management Limited
903	Franco Belgiorno-Nettis
951	Eden Epsom Residential Protection Society Incorporated
1055	Domain Gardens Development Limited
1075	Goodman Nominee (NZ) Limited
1087	Kiwi Property Group Limited
1359	Hugh Green Limited
1417	David Wein
1522	AXY Limited
1671	BA Trustees Ltd
1672	Fuego Ltd
1722	Sentinel Planning Ltd
1811	Dilworth Trust Board
1812	Emerald Group Limited
1828	Chengyang Zhang
1833	Brent McCarty
1837	Craig Heatley
1839	Doug Walsh
1842	Eric Faesenkloet
1869	Peter Gregory King
1870	Philip Moller
1875	Peter Maire
1937	John Shardlow Morton
1944	Lara Wilson-McDade
1953	Matthew Wansbone
1976	Susan King and Abe King
1978	Carolina Patricia Boyle
2033	Classic Group
2036	Evans Randall Investors Ltd
2039	Industre Property Tahiti Limited
2040	Mike Greer Developments
2049	Waka Kotahi
2066	Investore Property Limited
2067	Southern Cross Healthcare Limited
2068	Stride Property Limited
2083	Universal Homes
2243	Buildcorp Management Limited
2374	Chris Butler

Further Submission Number	Further Submitter Name
FS09	Bledisloe Property Group Limited
FS12	Southpark
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS59	Catherine Farmer
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS117	Nicholas Lau
FS118	Body Corporate 517681
FS135	Cameron Loader
FS138	Eden Epsom Residential Protection Society Incorporated

FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS227	Janet Margaret Charman
FS234	Emerald Group Limited
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS250	Citylife Investments Eight Ltd
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS330	Aktive
FS339	New Zealand General Real Estate Limited
FS340	Foodstuffs North Island Limited
FS341	Christopher Robert Smale
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS388	Pam Shearer
FS389	Southern Cross Healthcare Limited
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS399	Coalition for More Homes
FS402	Graham Dick
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS415	Howick Ratepayers and Residents Association [HRRA].
FS421	Tania Fleur Mace

FS424	Motu Design Limited
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS456	Tom Birdsall
FS469	Masfen Group
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS476	Stride Property Limited
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS511	Angelique Ward
FS515	Jessica Ward
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 017G Walkable Catchments Rapid Transit Network - Methodology

Draft Parties and Issues Report
Updated on 11 May 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. PIRs are living documents that will be updated as changes occur. Parties reading these documents should look for the most up to date version of the document.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

The information provided below outlines the subject, Proposed Auckland Unitary Plan provisions and relevant matters to be considered for this topic.

Table 1: Topic description

HEARING TOPIC 017G Walkable Catchments Rapid Transit Network - Methodology		
<i>This hearing topic relates to submissions received on matters relating to the methodology associated with the walkable catchments around Rapid Transit Network stops.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>E38.5(2B) Notification statement</i>
<i>Chapter G RUB and Walkable Catchments</i>	<i>G2 Walkable Catchments</i>	<i>All provisions</i>
<i>Chapter H Zones</i>	<i>H6 Residential - Terrace Housing and Apartment Buildings Zone</i>	<i>Objectives (1A), (2), Policies (1), (4), Activity Table H6.4, Notification statement (5), Standard H6.6.5 (1)(b) and (c) Building height, Standard H6.6.6(1) Height in relation to boundary (1A), (1B) and (1C), Standard H6.6.8 height in relation to boundary adjoining lower intensity zones</i>
	<i>H8 Business - City Centre Zone</i>	<i>Policy H8.3 (12A)</i>
	<i>H9 Business - Metropolitan Centre Zone</i>	<i>Policy H9.3 (12A), Standard H9.6.1 Building height</i>
	<i>H10 Business - Town Centre Zone</i>	<i>Objective H10.2 (10), Policy H10.2 (12A), Standards H10.6.1 Building height, H10.6.2 Height in relation to boundary</i>

	<i>H11 Business - Local Centre Zone</i>	<i>Objective H11.2 (9), Policy H11.2 (12A), Standards H11.6.1 Building height, H11.6.2 Height in relation to boundary</i>
	<i>H12 Business - Neighbourhood Centre Zone</i>	<i>Objective H12.2 (8), Policy H12.2 (12A), Standards H12.6.1 Building height, H12.6.2 Height in relation to boundary</i>
	<i>H13 Business - Mixed Use Zone</i>	<i>Objective H13.2 (10), Policy H13.2 (12A), Standards H13.6.1 Building height, H13.6.2 Height in relation to boundary</i>
	<i>H14 Business - General Business Zone</i>	<i>Objective H14.2 (9), Policy H14.2 (24), Standards H14.6.1 Building height, H14.6.2 Height in relation to boundary</i>
	<i>H15 Business - Business Park Zone</i>	<i>Objective H15.2 (9), Policy H15.2 (12A), Standard H15.6.2 Height in relation to boundary</i>
	<i>H16 Business - Heavy Industry Zone</i>	<i>Objective H16.2 (5), Policy H16.2 (5), Standard H16.6.1 Building height</i>
	<i>H17 Business - Light Industry Zone</i>	<i>Objective H17.2 (5), Policy H17.2 (5A), Standard H17.6.1 Building height</i>
	<i>H25 Special Purpose - Healthcare Facility and Hospital Zone</i>	<i>Standard H25.6.1 Building height</i>
	<i>H29 Special Purpose - School Zone</i>	<i>Standard H29.6.2 Building height</i>
	<i>H30 Special Purpose - Tertiary Education Zone</i>	<i>Standard H30.6.1 Building height</i>

<i>Map Viewer</i>		<i>Walkable Catchments as shown around existing or planned Rapid Transit Network stops</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		
<i>All other 017 topics</i>		

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

The following table provides an overview to the submissions made to this topic. **Appendix 1** contains a list of the names of all parties to this topic.

Table 2.1: Parties to the topic

Total number of primary submitters	23
Total number of primary submission points	29
Total number of primary submitters who wish to be heard	20
Total number of further submitters	131
Total number of further submission points	1,315
Total number of further submitters who wish to be heard	127

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the council's coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
--------------	-----------------

Walkable Catchments	WC RTN Methodology
---------------------	--------------------

2.3 Panel Directions

This section sets out any direction or procedural minutes related to this topic issued by the Panel.

See hearing page for details: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx>

2.3.1 Direction for all submitters

[Direction 22 February 2023 - ADR Process](#)

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

This section includes the mediation statements and joint witness statements for this topic. This table will be updated prior to the hearing for this topic.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsaki.co.nz webpage for documents
Expert Witnesses Joint Statement	18 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-017ABEG-14J-jws-2023-09-19.pdf
Expert Conference attendance sheets	17 and 18 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-topic-017ABEG-14Jattendance-sheets-2023-09-19.pdf
Hearing evidence		Refer to this link: https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=655

Pre-hearing documents	Date	Link to www.intensificationhearingsaki.co.nz webpage for documents
		for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

Note: Expert conferencing may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.1: Expert conferencing outcomes

Matters raised	<ul style="list-style-type: none"> ▪ How should Rapid Transit stops be interpreted for the purpose of PC78? ▪ Should any 'existing' services beyond the Rapid Transit Network (rail, busway) be included as a Rapid Transit service for the purpose of PC78? ▪ Should any 'planned' or other stops be included as Rapid Transit stops? ▪ For walking only, what should the Walkable Catchment for Rapid Transit stops be? ▪ For Rapid Transit stops should the Walkable Catchment distance be set based on other modes of transport beyond walking (e.g. cycling)? ▪ What routes should a Walkable Catchment be based on (e.g., publicly useable roads only, or other spaces)?
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	<ul style="list-style-type: none"> ▪ Are there any conditions that would limit an otherwise agreed Walkable Catchment distance (e.g., steep hills, crossing arterial roads, presence of qualifying matters) and if so, how? ▪ Within a Walkable Catchment for Rapid Transit stops, what zones could be used and why?
<p>Summary of matters agreed</p>	<ul style="list-style-type: none"> ▪ That key or unique attributes of Rapid Transit stops relevant to walkable catchment planning include: <ul style="list-style-type: none"> (a) Unless the RTS is within a centre, RTS are less likely to provide for the range of goods and services at the station. At least some of the RTS are currently configured as Park and Ride/Drop of points rather than as destinations/places of exchange. (b) The RTS does not have a zone and the NPS-UD specifies that walkable catchments must be measured from the relevant RTS entrance. The PC78 s32 documentation maps each of the Council’s identified RTS and the entrances that it has identified. The experts agree that entrances do not need further analysis or justification and that it is the outer extent of catchments that is more relevant to the experts. In relation to any existing or planned RTS sought by submitters but not identified by the Council in the notified PC78, relevant details including entrances will be identified in the relevant expert evidence. (c) The urban context around RTS is much more varied than those of centres e.g., it ranges from inner isthmus through to outer greenfield areas. ▪ That when applying walkable catchments of any distance the metric must be treated as a form of guideline or starting point. In all instances it will be necessary to ‘fine tune’ the edge of the catchment to coordinate with property boundaries, roads, and other real-world factors. The experts record that determining these edges will be a very fine-grained exercise advanced through expert evidence. ▪ That for various reasons, including simplicity, consistency, familiarity, and practicality, that at least as a starting point, the following intervals be used when considering and mapping walkable catchments. (a) 400m (historically associated with a 5min walk); (b) 800m (historically associated with a 10min walk); (c) 1200m (historically associated with a 15min walk); (d) 1600m (historically associated with a 20min walk); (e) 2000m (historically associated with a 25min walk).

	<ul style="list-style-type: none"> ▪ That because of the varied context of the RTS it is not necessary that they all have the same walkable catchment extent. ▪ That the RTS catchments should be based on a walkable catchment. The experts are aware that many people have access to alternative travel modes and that people within a walkable catchment would be able to use those to access an RTS faster than if they had walked. ▪ That across all potential routes, in all cases, public safety and convenient usability (i.e. such as if extensive stairs exist) must be properly considered, noting that non-RMA plans and strategies may be used by the Council or others in parallel to the day-to-day administration of the Unitary Plan to improve existing routes. ▪ That public roads (excluding motorways) are the primary basis for measuring a walkable catchment.
<p>Summary of matters outstanding</p>	<ul style="list-style-type: none"> ▪ Whether the following should be included as a stop on the RTN: Devonport ferry terminal; North-western busway stations at Lincoln Road and Te Atatu; Onehunga and Te Papapa stations; Westgate busway station; Eastern Busway stations at Pakuranga (including location), Edgewater, and Gossamer Drive. ▪ The status of future stations that are the subject of a Notice of Requirement (e.g., stations on the Botany for Airport route and Eastern Busway) and the requirement to be in the RLTP. ▪ The experts were not able to discuss or agree a framework to guide the consideration of the extent of RTN walkable catchments further and it will be advanced through expert evidence. ▪ Whether different RTS will provide differing levels of access to services and journey time which should be reflected by increasing the extent of the corresponding walkable catchment and/or development heights and densities. ▪ Whether being a standalone rail RTS on the isthmus, the presence of rail transfer, and having overlaps with adjacent centres should impact the walkable catchment extent. ▪ Whether for public roads to be included, pedestrian footpaths are a necessary requisite for a route being included in the measuring of a walkable catchment. ▪ Whether permanent and 24-hour publicly accessible routes not on roads (i.e. through a park) should also be included in the measurement of a walkable catchment.

	<ul style="list-style-type: none"> ▪ The factors that might limit an otherwise agreed walkable catchment distance as set out by the council in Appendix 4 of the s32 documentation. ▪ Whether the council’s approach to zoning within the walkable catchment of RTS is appropriate.
Other matters	

4.2 Mediation outcomes

Note: Mediation may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.2: Mediation outcomes

Matters raised	N/A
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.3 Agreements reached between parties outside of formal mediation or expert conference pathway

This section records the agreements reached between parties which were submitted to the Panel prior to the hearing.

Table 4.3: Outcomes of agreements reached between parties outside of formal pre-hearing events

Topic or subtopic	
Parties to the agreement	
Outcomes	Summary of matters raised
Date received	Summary of matters agreed
	Summary of matters outstanding
	Other matters

4.4 Aligned pre-hearing outcomes from other topics

The outcomes resulting from other topic pre-hearing events may play a part in understanding outcomes for this topic.

The connections between outcomes that need to be considered for this topic are:

- All matters relating to walkable catchments

Note: This is not a definitive list and does not prevent any party to raising matters in this regard.

5 Hearing Session/s

Table 5: Hearing sessions

Topic 017G Walkable Catchments Rapid Transit Network - Methodology	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
323	Jennifer Goldsack
841	Villages of New Zealand Limited
938	New Zealand Housing Foundation
947	Retirement Villages Association of New Zealand Incorporated (RVA)
971	RTJ Property Professionals Limited
983	Daniel Robert
1079	The Coalition for More Homes
1206	Daniel Graham Maier-Gant
1271	Prasanthi
1534	Stephen John Ulenberg
1765	Samson Corporation Limited and Sterling Nominees Limited
2025	Greater Auckland
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2049	Waka Kotahi
2215	Rebecca Macky
2238	Beachlands South Limited Partnership
2273	Aaron Grey
2296	Joanna Louise Beresford
2356	Matthew Olsen
1111	Summerset Villages (Parnell) Limited (from additional topic allocation)

Further Submission Number	Further Submitter Name
FS06	Balmoral Residents Association Incorporated
FS12	Southpark
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS67	Michael John Graham Goodger
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS90	Matt Heale
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS135	Cameron Loader
FS138	Eden Epsom Residential Protection Society Incorporated

FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS245	Avondale Jockey Club Incorporated
FS266	Judith Gayleen Mackereth
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS340	Foodstuffs North Island Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare Limited
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS428	The Rosanne Trust
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry

FS440	Darryl Gregory
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS460	Fletcher Residential Limited
FS463	Investore Property Limited
FS472	North Eastern Investments Limited
FS474	Alastair Porter
FS476	Stride Property Limited
FS477	K Vernon
FS489	Neil Group
FS490	Southside Group
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 017H Walkable Catchments Rapid Transit Network - Extent

Draft Parties and Issues Report Updated on 22 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. PIRs are living documents that will be updated as changes occur. Parties reading these documents should look for the most up to date version of the document.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

The information provided below outlines the subject, Proposed Auckland Unitary Plan provisions and relevant matters to be considered for this topic.

Table 1: Topic description

HEARING TOPIC 017H Walkable Catchments Rapid Transit Network - Extent		
<i>This hearing topic relates to submissions received on the extent of walkable catchments around Rapid Transit Network stops.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>E38.5(2B) Notification statement</i>
<i>Chapter G RUB and Walkable Catchments</i>	<i>G2 Walkable Catchments</i>	<i>All provisions</i>
<i>Chapter H Zones</i>	<i>H6 Residential - Terrace Housing and Apartment Buildings Zone</i>	<i>Objectives (1A), (2), Policies (1), (4), Activity Table H6.4, Notification statement (5), Standard H6.6.5 (1)(b) and (c) Building height, Standard H6.6.6(1) Height in relation to boundary (1A), (1B) and (1C), Standard H6.6.8 height in relation to boundary adjoining lower intensity zones</i>
	<i>H8 Business - City Centre Zone</i>	<i>Policy H8.3 (12A)</i>
	<i>H9 Business - Metropolitan Centre Zone</i>	<i>Policy H9.3 (12A), Standard H9.6.1 Building height</i>
	<i>H10 Business - Town Centre Zone</i>	<i>Objective H10.2 (10), Policy H10.2 (12A), Standards H10.6.1 Building height, H10.6.2 Height in relation to boundary</i>

	<i>H11 Business - Local Centre Zone</i>	<i>Objective H11.2 (9), Policy H11.2 (12A), Standards H11.6.1 Building height, H11.6.2 Height in relation to boundary</i>
	<i>H12 Business - Neighbourhood Centre Zone</i>	<i>Objective H12.2 (8), Policy H12.2 (12A), Standards H12.6.1 Building height, H12.6.2 Height in relation to boundary</i>
	<i>H13 Business - Mixed Use Zone</i>	<i>Objective H13.2 (10), Policy H13.2 (12A), Standards H13.6.1 Building height, H13.6.2 Height in relation to boundary</i>
	<i>H14 Business - General Business Zone</i>	<i>Objective H14.2 (9), Policy H14.2 (24), Standards H14.6.1 Building height, H14.6.2 Height in relation to boundary</i>
	<i>H15 Business - Business Park Zone</i>	<i>Objective H15.2 (9), Policy H15.2 (12A), Standard H15.6.2 Height in relation to boundary</i>
	<i>H16 Business - Heavy Industry Zone</i>	<i>Objective H16.2 (5), Policy H16.2 (5), Standard H16.6.1 Building height</i>
	<i>H17 Business - Light Industry Zone</i>	<i>Objective H17.2 (5), Policy H17.2 (5A), Standard H17.6.1 Building height</i>
	<i>H25 Special Purpose - Healthcare Facility and Hospital Zone</i>	<i>Standard H25.6.1 Building height</i>
	<i>H29 Special Purpose - School Zone</i>	<i>Standard H29.6.1 Building height</i>
	<i>H30 Special Purpose - Tertiary Education Zone</i>	<i>Standard H30.6.1 Building height</i>

<i>Map Viewer</i>		<i>Walkable Catchments as shown around existing or planned Rapid Transit Network stops</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		
<i>All other 017 topics</i>		

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

The following table provides an overview to the submissions made to this topic. **Appendix 1** contains a list of the names of all parties to this topic.

Table 2.1: Parties to the topic

Total number of primary submitters	87
Total number of primary submission points	233
Total number of primary submitters who wish to be heard	73
Total number of further submitters	192
Total number of further submission points	9,219
Total number of further submitters who wish to be heard	177

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the council's coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
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Walkable Catchments	WC RTN Akoranga WC RTN Albany WC RTN Avondale WC RTN Baldwin Ave WC RTN Constellation WC RTN Drury Central WC RTN Ellerslie WC RTN Fruitvale Rd WC RTN Future stops WC RTN Glen Eden WC RTN Glen Innes WC RTN Grafton WC RTN Greenlane WC RTN Henderson WC RTN Homai WC RTN Kingsland WC RTN Manukau WC RTN Manurewa WC RTN Meadowbank WC RTN Middlemore WC RTN Morningside WC RTN Mt Albert WC RTN Mt Eden WC RTN New Lynn WC RTN Newmarket WC RTN Ōrākei WC RTN Ōtāhuhu
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WC RTN Other
WC RTN Paerata
WC RTN Pakuranga
WC RTN Panmure
WC RTN Papakura
WC RTN Papatoetoe
WC RTN Parnell
WC RTN Penrose
WC RTN Puhinui
WC RTN Pukekohe
WC RTN Rānui
WC RTN Remuera
WC RTN Rosedale
WC RTN Smales Farm
WC RTN Sturges Rd
WC RTN Sunnynook
WC RTN Sunnyvale
WC RTN Swanson
WC RTN Sylvia Park
WC RTN Takaanini
WC RTN Te Mahia

2.3 Panel Directions

This section sets out any direction or procedural minutes related to this topic issued by the Panel.

See hearing page for details: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx>

2.3.1 Direction for all submitters

N/A

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

This section includes the mediation statements and joint witness statements for this topic. This table will be updated prior to the hearing for this topic.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Hearing evidence		Refer to this link: https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

Note: Expert conferencing may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.1: Expert conferencing outcomes

Matters raised	N/A
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.2 Mediation outcomes

Note: Mediation may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.2: Mediation outcomes

Matters raised	N/A
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.3 Agreements reached between parties outside of formal mediation or expert conference pathway

This section records the agreements reached between parties which were submitted to the Panel prior to the hearing.

Table 4.3: Outcomes of agreements reached between parties outside of formal pre-hearing events

Topic or subtopic	
Parties to the agreement	
Outcomes	Summary of matters raised
Date received	Summary of matters agreed
	Summary of matters outstanding

	Other matters
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4.4 Aligned pre-hearing outcomes from other topics

The outcomes resulting from other topic pre-hearing events may play a part in understanding outcomes for this topic.

The connections between outcomes that need to be considered for this topic are:

- *All matters relating to walkable catchments*

Note: This is not a definitive list and does not prevent any party to raising matters in this regard.

5 Hearing Session/s

Table 5: Hearing sessions

Topic 017H Walkable Catchments Rapid Transit Network - Extent	
This topic will be heard by a Full and Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
23	Graham Ian Dobbs
52	Kai Zhang
76	Paul Robinson
94	Yury Botkov and 15 Signatories
137	AKL 2020 Trustee Ltd
167	Marina Botkova and 15 Signatories
172	Elizabeth Jane Halliday
178	Caroline and Jeremy Barron
201	Sushil Sehji
229	Melissa Powell
241	Thomas Bretherton
321	Exler Place Residents Association Incorporated
351	iSolutions
356	John Claude Moffat
374	Andrew Body
411	Mrs Judith Newhook et al
586	David William Moulder
634	Forrest Hill Neighbourhood Society Inc.
711	Jessica de Heij
727	Stuart PC Ltd
822	Andrew Hocken and Maria Cubi Costa
823	Jones Family Trust
835	Avondale Jockey Club Incorporated
873	Kāinga Ora
875	Forever Investments Limited
897	Catholic Diocese of Auckland
899	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development
903	Franco Belgiorno-Nettis
932	Simplicity Living
939	Auckland Council
941	Foodstuffs North Island Limited
985	Kheng Kai Chew
1010	JZ Planning Consultancy Ltd
1014	Murray Giblin
1016	Maria Cubi
1024	Queenstown Nominees Limited
1056	Oceania Healthcare Limited
1067	Auckland University of Technology
1075	Goodman Nominee (NZ) Limited
1077	Next Gen Places Limited
1079	The Coalition for More Homes
1110	Wyborn Capital Limited
1118	Alistair Porter
1185	HF Rangitira Development Ltd
1190	576 GSR Development Ltd
1234	Simon William Pervan
1299	Christopher Robert Smale
1359	Hugh Green Limited
1388	Francis Ryan Close Neighbourhood Group
1566	Michael John Graham Goodger
1584	30 Hospital Road Limited Partnership
1586	Shundi Tamaki Village Limited
1643	Deborah Chambers
1655	Masfen Holdings Ltd

1695	5 Lunn Avenue Limited
1712	Sampati Holdings Ltd
1722	Sentinel Planning Ltd
1762	The Rosanne Trust
1776	Arkcon Limited
1778	Bledisloe Property Group Limited
1801	Porteous Properties Limited
1807	Peter McSkimming
1817	Maneesha Sakamuri
1818	Marie Roberta Taylor and Richard Heywood Taylor
1834	Cameron Fleming
1894	Clifton Edwards
1895	Damian Light
1930	Jed Robertson
1938	John Tan
1953	Matthew Wansbone
1962	Aedifice Property Group
1976	Susan King and Abe King
1982	Dalkara GP Limited
2025	Greater Auckland
2029	John Gordon Hunt
2049	Waka Kotahi
2066	Investore Property Limited
2155	Quentin Mate Radich
2185	Geoff Hunt and Christina Heaven
2238	Beachlands South Limited Partnership
2270	Soriya Em
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2275	Richard Hanson
2321	Peter McNee
2365	Peter MacGillivray
2385	Stewart Jeffrey Adams

Further Submission Number	Further Submitter Name
FS05	Andy S W An
FS06	Balmoral Residents Association Incorporated
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS59	Catherine Farmer
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS67	Michael John Graham Goodger
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS90	Matt Heale
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox

FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS117	Nicholas Lau
FS118	Body Corporate 517681
FS119	Victoria Lowe and Phillip Lowe
FS120	Waipu Trust
FS125	692D Limited
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS151	Seaview Road Residents Group
FS152	Toka Tū Ake EQC
FS156	Pieter Lionel Holl
FS161	Domain Gardens Development Limited
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS227	Janet Margaret Charman
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, H
FS258	Robert Halliday
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS277	Steven and Shirley Wang
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
FS296	Character Coalition Incorporated

FS305	Garry Downs
FS306	Fi Groves
FS307	Board of Airline Representatives of New Zealand Inc
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS330	Aktive
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS339	New Zealand General Real Estate Limited
FS340	Foodstuffs North Island Limited
FS341	Christopher Robert Smale
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS367	Dalkara GP Limited
FS377	Metlifecare Limited
FS379	Mission Bay Kohimarama Residents Association Incorporated
FS388	Pam Shearer
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
FS398	Citizens Against The Housing Act
FS399	Coalition for More Homes
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS428	The Rosanne Trust
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS441	Radio New Zealand
FS442	South Epsom Planning Group (Inc)
FS456	Tom Birdsall
FS460	Fletcher Residential Limited
FS461	Hugh Green Limited

FS469	Masfen Group
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS474	Alastair Porter
FS476	Stride Property Limited
FS477	K Vernon
FS478	Yang Yang
FS480	Niall McLaren Robertson
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
FS511	Angelique Ward
FS515	Jessica Ward
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 018 Subdivision

Parties and Issues Report
Updated on 23 March 2023

The purpose of the Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. The PIRs are living documents that will be updated as changes occur. Parties reading these documents should look for the most up to date version of the document.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

The information provided below outlines the subject, Proposed Auckland Unitary Plan provisions and relevant matters to be considered for this topic.

Table 1: Topic description

HEARING TOPIC 018 Subdivision		
<i>This hearing topic relates to submissions on Urban Subdivision.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A Introduction</i>	<i>Chapter A Introduction</i>	<i>A1.4</i>
<i>Chapter E Auckland-Wide</i>	<i>E38 – Urban Subdivision</i>	<i>All provisions except those related to Rural subdivision.</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter E – Auckland Wide (PC 79)</i>	<i>E27 Transport</i>	<i>Standard E27.6.4.3(1) Width of vehicle access</i> <i>Standard E38.8.1.2 Access to rear sites</i>
Related topic provisions		
<i>Topic 015 Residential Zones</i>		
<i>Topic 023 PC79 Transport</i>		
<i>Topic 012 Qualifying Matters (Infrastructure)</i>		
<i>Topic 013 Qualifying Matters (Additional)</i>		

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

The following table provides an overview to the submissions made to this topic. **Appendix 1** contains a list of the names of all parties to this topic.

Table 2.1: Parties to the topic

Total number of primary submitters	56
---	----

Total number of primary submission points	566
Total number of primary submitters who wish to be heard	50
Total number of further submitters	153
Total number of further submission points	17,131
Total number of further submitters who wish to be heard	145

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the council's coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
018 Subdivision	018 Subdivision

2.3 Panel Directions

This section sets out any direction or procedural minutes related to this topic issued by the Panel.

See hearing page for details: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx>

2.3.1 Direction for all submitters

[Direction 22 February 2023 - ADR Process](#)

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

This section includes the mediation statements and joint witness statements for this topic. This table will be updated prior to the hearing for this topic.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Mediation 1 attendance sheet		
Mediation 2 attendance sheet		
Mediation Joint Statement 1		
Expert Witnesses Joint Statement		
Hearing evidence		<p>Refer to this link</p> <p>https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</p> <p>for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i></p>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

Note: Expert conferencing may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.1: Expert conferencing outcomes

Matters raised	
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.2 Mediation outcomes

Note: Mediation may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.2: Mediation outcomes

Matters raised	
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.3 Agreements reached between parties outside of formal mediation or experts conference pathway

This section records the agreements reached between parties which were submitted to the Panel prior to the hearing.

Table 4.3: Outcomes of agreements reached between parties outside of formal pre-hearing events

Topic or subtopic	
Parties to the agreement	
Outcomes	Summary of matters raised
Date received	Summary of matters agreed
	Summary of matters outstanding

	Other matters
--	---------------

4.4 Aligned pre-hearing outcomes from other topics

The outcomes resulting from other topic pre-hearing events may play a part in understanding outcomes for this topic.

The connections between outcomes that need to be considered for this topic are:

- *No connections identified at this stage*

Note: This is not a definitive list and does not prevent any party to raising matters in this regard.

5 Hearing Session/s

Table 5: Hearing sessions

Topic 018 Subdivision	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Topic 018 Subdivision Submission Number and Name	
Sub #	Submitter Name
100	Christine Ann and Trevor Ross Johnson
338	Scott Macarthur
802	Maree van de Water
811	Michael Lowe
837	Fire and Emergency New Zealand
839	Russell Property Group
843	Leon van de Water
939	Auckland Council
940	Transpower New Zealand Limited:

943	Mariposa Ltd
944	Sildon Ltd
947	Retirement Villages Association of New Zealand Incorporated (RVA)
949	Piper Properties Consultants Limited
953	Rhett Grover
971	RTJ Property Professionals Limited
1053	Hannah Thomson and Colin Thomson
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1073	Fulton Hogan Land Development Limited
1074	Oyster Capital
1080	Fletcher Residential Limited
1086	Sonn Group
1141	James Fulton
1202	Brad Allen
1257	Nicola G
1359	Hugh Green Limited
1382	Grant and Linda Knox
1543	Winton Land Limited
1557	Clare Steel
1585	Gibbonsco Management Limited
1586	Shundi Tamaki Village Limited
1678	Phillipa Budler
1679	Quintin Craig Budler
1681	Teresa Norris
1776	Arkcon Limited
1806	Chris Norris
1865	Nicola Spencer
1945	Laura Mischefski
1981	Southpark
2064	Pest Free Kaipatiki
2078	The Kingsway Trust
2128	Adam de Hamel and Amy de Hamel
2169	KTW Systems LP
2193	St Mary's Bay Association Incorporated
2201	Freemans Bay Residents Association Incorporated
2248	Stuart P.C. Ltd
2249	Jack van de Water
2258	Tom Purkis
2259	Holly Purkis

2272	CivilPlan Consultants Limited
2273	Aaron Grey
2289	Janet Grant
2293	Susan Elizabeth Keaney
2300	Charles and Nancy Liu
2303	Templeton Group
2305	Keith Vernon
2347	EPS Consulting Group Ltd

Topic 018	
Subdivision	
Further submission number and name (2023-03-23)	
Further Sub #	Further Submitter
FS06	Balmoral Residents Association Incorporated
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS34	Hannah Thomson and Colin Thomson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter

FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS151	Seaview Road Residents Group
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
FS159	Rutherford Rede Limited
FS160	Jeremy Adams

FS161	Domain Gardens Development Limited
FS162	The Subdivision Company Ltd
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS181	Jenny Granville
FS185	Charles H Levin
FS186	Sheila McCabe
FS187	Orewa Developments Ltd
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS217	MD Family Trust
FS222	New Avenues No. 8 LP
FS225	Gerard Robert Murphy
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS246	Elizabeth Jane Barrett
FS247	Barrie Mackechnie Brown
FS250	Citylife Investments Eight Ltd
FS255	Hamish Firth
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS268	New Zealand Defence Force
FS269	Parnell Community Committee
FS271	Thomas Purkis
FS272	Trevor Purkis
FS278	Apec Equity Limited
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes

FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
FS296	Character Coalition Incorporated
FS299	Mariposa Ltd
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS310	Shildon Ltd
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS345	Wellsford Welding Club
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS373	Thomas John Kennedy
FS377	Metlifecare Limited
FS388	Pam Shearer
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS441	Radio New Zealand
FS442	South Epsom Planning Group (Inc)

FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS472	North Eastern Investments Limited
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 019A Centres (3d response) - Methodology

Draft Parties and Issues Report
Updated on 16 May 2023

The purpose of the Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. The PIRs are living documents that will be updated as changes occur. Parties reading these documents should look for the most up to date version of the document.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

The information provided below outlines the subject, Proposed Auckland Unitary Plan provisions and relevant matters to be considered for this topic.

Table 1: Topic description

HEARING TOPIC 019A Centres (3d response) - Methodology	
<p><i>Policy 3(d) of the National Policy Statement – Urban Development (NPSUD) requires that Auckland Council enable a building height and density within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones which is commensurate to the level of commercial and community activity of these centres.</i></p> <p><i>The Intensification Planning instrument – Plan Change 78 responds to this policy by identifying 46 local and town centres requiring greater heights and densities than those currently enabled in the operative Auckland Unitary Plan (AUP) and applying the Terraced Housing and Apartment Buildings (THAB) zone adjacent to these centres.</i></p> <p><i>This topic relates to submissions concerning the methodology used to identify the centres around which the THAB zone is proposed to be applied, and the methodology used to determine the extent of area considered ‘adjacent.’</i></p>	
Proposed Auckland Unitary Plan Provisions IPI	
<p><i>Intensification Planning Instrument – Plan Change 78 GIS Map Viewer</i></p>	<p><i>The proposed changes apply to the following Local Centres and Town Centres:</i></p> <p><i>Local Centres</i></p> <ul style="list-style-type: none"> • Albany Village • Balmoral • Botany Junction • Dawsons Road • Eden Valley • Greenlane West • Greville • Grey Lynn • Kepa Road / Eastridge • Lynfield • Māngere East • Meadowbank • Meadowlands • Rānui

	<p><i>Town centres (small)</i></p> <ul style="list-style-type: none"> • <i>Devonport</i> • <i>Ellerslie</i> • <i>Glenfield</i> • <i>Greenlane</i> • <i>Milford</i> • <i>Mount Albert</i> • <i>Newton - Upper Symonds Street</i> • <i>Northcote</i> • <i>Ōtara</i> • <i>Parnell</i> • <i>Point Chevalier</i> • <i>Remuera</i> • <i>Sunnynook</i> • <i>Three Kings</i> <p><i>Town centres (large)</i></p> <ul style="list-style-type: none"> • <i>Avondale</i> • <i>Birkenhead</i> • <i>Browns Bay</i> • <i>Glen Eden</i> • <i>Glen Innes</i> • <i>Highland Park</i> • <i>Hunters Corner</i> • <i>Māngere</i> • <i>Manurewa</i> • <i>Onehunga</i> • <i>Ōtāhuhu</i> • <i>Pakuranga</i> • <i>Panmure</i> • <i>Papatoetoe</i> • <i>Ponsonby</i> • <i>Royal Oak</i> • <i>Saint Lukes</i> • <i>Stoddard Road</i> 	
Chapter H Zones	H6 Residential – Terrace Housing and Apartment Buildings Zone	<p><i>H6.1. Zone description</i></p> <p><i>H6.3.(4)</i></p> <p><i>H6.6.5.</i></p>

	<i>H10 Business – Town Centre Zone</i>	<i>H10.1. Zone description H10.2.(10) H10.3.(12A), H10.3.(13) H10.6.1.</i>
	<i>H11 Business – Local Centre Zone</i>	<i>H11.1. Zone description H11.2.(9) H11.3.(12A), H11.3.(13) H11.6.1.</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
N/A		
Related topic provisions		
<i>Topic 015 – Residential Zones</i>	<i>015E THAB</i>	
<i>Topic 016 – Business Zones</i>	<i>Subtopics</i> <ul style="list-style-type: none"> • <i>016C Town Centre</i> • <i>016D Local Centre</i> 	
<i>019 Centres (3d response)</i>	<i>019B Centres (3d response) Extents</i>	

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

The following table provides an overview to the submissions made to this topic. **Appendix 1** contains a list of the names of all parties to this topic.

Table 2.1: Parties to the topic

Total number of primary submitters	112
Total number of primary submission points	117
Total number of primary submitters who wish to be heard	61
Total number of further submitters	125
Total number of further submission points	896
Total number of further submitters who wish to be heard	120

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the council's coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
Centres - NPS-UD Policy 3d response	Town/Local/Neighbourhood - Methodology (distance of adjacent)
	Town/Local/Neighbourhood - Methodology (centre selection)

2.3 Panel Directions

This section sets out any direction or procedural minutes related to this topic issued by the Panel.

See hearing page for details: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx>

2.3.1 Direction for all submitters

[Direction 22 February 2023 - ADR Process](#)

[Direction 12 May 2023 – IHP ADR Pause](#)

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

This section includes the mediation statements and joint witness statements for this topic. This table will be updated prior to the hearing for this topic.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Mediation 1 attendance sheet		
Mediation 2 attendance sheet		
Mediation Joint Statement 1		
Expert Witnesses Joint Statement		
Hearing evidence		<p>Refer to this link</p> <p>https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</p> <p>for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i></p>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	

Date evidence received:	
--------------------------------	--

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

Note: Expert conferencing may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.1: Expert conferencing outcomes

Matters raised	
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.2 Mediation outcomes

Note: Mediation may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.2: Mediation outcomes

Matters raised	N/A
Summary of matters agreed	N/A
Summary of matters outstanding	N/A
Other matters	N/A

4.3 Agreements reached between parties outside of formal mediation or experts conference pathway

This section records the agreements reached between parties which were submitted to the Panel prior to the hearing.

Table 4.3: Outcomes of agreements reached between parties outside of formal pre-hearing events

Topic or subtopic	
--------------------------	--

Parties to the agreement	
Outcomes	Summary of matters raised
Date received	Summary of matters agreed
	Summary of matters outstanding
	Other matters

4.4 Aligned pre-hearing outcomes from other topics

The outcomes resulting from other topic pre-hearing events may play a part in understanding outcomes for this topic.

The connections between outcomes that need to be considered for this topic are:

- *No connections identified at this stage*

Note: This is not a definitive list and does not prevent any party from raising matters in this regard.

5 Hearing Session/s

Table 5: Hearing sessions

019A Centres (3d response) - Methodology	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
117	Richard John Dunbar
323	Jennifer Goldsack
330	Allana Robinson
339	Michael Damian Wagg
340	Dr Catherine Elizabeth Stone
348	Richard Rolfe
360	Michael Stewart Kelly
377	Jacqueline Ryan
404	Simon Jeremy Kember
428	Gerard Robert Murphy
429	Mary Constance Kelly
432	Sean Spratt
443	Peter George Watts and Stephanie Joyce Lees
451	Declan Graham
477	Craig McCormick
502	Andrew Kent Robertson
517	Min Lee
520	Tara Moreton
551	Nigel Staples
594	Gilles Demaneuf
625	Andre Joseph Babich
650	Charles Gordon Willmer
653	Rachel and Anil Sharma
654	Alan John Clark et al
656	Deborah Lynnette Simpson
678	Hamish Brett Dockery
876	Deborah Cory-Wright
923	David King
928	Helen Geary
938	New Zealand Housing Foundation
942	Drive Holdings Limited
954	Grey Lynn Residents Association
971	RTJ Property Professionals Limited
974	Sandra Jill Stockwell
1079	The Coalition for More Homes
1093	Philip Eaton
1109	Rachel Duncan
1120	Victoria and Phillip Lowe
1145	PATRICK JOHN FLANNERY
1167	Mary Elizabeth O'Malley
1173	Vaughan Peters
1195	Philip Wade Cory-Wright
1243	Graham Dick
1262	Sarah Kember
1293	Simon Gerard Vodanovich
1296	Timothy Bert Ross Dixon
1322	Rosemary Buxton
1346	Trevor Purkis
1352	Roma Bertasius
1360	Dawn Bertasius
1385	Paula Wilkinson

1409	Chris Cardwell
1412	Clinton Edwards
1510	Charlotte Adams-Drury
1511	Allan McKenzie Fraser
1550	Trevor Lund
1552	Satvinder Sembhi
1568	Matthew Gibb Knight
1594	Mary Peters
1595	Kate Acland McHardy
1597	Gabriela King
1598	Helen Williams
1601	D. Gene Dillman
1602	Mark Stuart van Kaathoven
1617	Kathleen Jane Clarke
1634	Susan Austad
1637	Morgan McConnell
1649	Louisa McKnight
1667	Kimberly C Sumner
1707	Julie Thompson
1710	Roger Purdy
1722	Sentinel Planning Ltd
1742	Rodger McElroy
1760	Karen McConnell
1784	John Arnot Williamson McConnell
1813	Henry Temple and Paris Mitchell Temple
1891	Bradley Litt
1962	Aedifice Property Group
1985	Craig Dwerryhouse
2019	Darryl Edward Gregory
2024	Tania Fleur Mace
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2051	Harry Hornabrook
2055	Brett Carter Family Trust
2071	Matthew Ian Lowe
2072	Glenn White
2073	Emma Stephanie Gregory
2075	Sophia Hornabrook
2148	Nicola Owen
2170	Michael Robinson
2184	Alison Wheatley-Mahon
2199	Anna Lundon
2200	Mark Hornabrook
2223	Dr John Hancock
2236	Lydia Hewitt
2239	Bronwyn Gunn
2250	Bronwyn Trevenen
2258	Tom Purkis
2259	Holly Purkis
2261	Kate Adrienne Meere
2267	Kerry Gunn

2273	Aaron Grey
2274	Andrew Alexander Douglas
2282	George Liao
2289	Janet Grant
2294	Lynne Diane Butler
2304	David Duncan
2356	Matthew Olsen
870	Auckland International Airport Limited

Further Submission Number	Further Submitter Name
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman

FS125	692D Limited
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS185	Charles H Levin
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS260	Henla Limited
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS318	David Alison
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS378	Milford 110 Limited
FS379	Mission Bay Kohimarama Residents Association
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS420	Trevor Lund

FS421	Tania Fleur Mace
FS425	Holly Purkis
FS428	The Rosanne Trust
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS460	Fletcher Residential Limited
FS472	North Eastern Investments Limited
FS474	Alastair Porter
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 019B Centres (3d Response) - Extents

Draft Parties and Issues Report
Released on 16 May 2023

The purpose of the Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. The PIRs are living documents that will be updated as changes occur. Parties reading these documents should look for the most up to date version of the document.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

The information provided below outlines the subject, Proposed Auckland Unitary Plan provisions and relevant matters to be considered for this topic.

Table 1: Topic description

HEARING TOPIC 019B Centres (3d Response) - Extents	
<p><i>Policy 3(d) of the National Policy Statement – Urban Development (NPSUD) requires that Auckland Council enable building heights and density within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones which is commensurate to the level of commercial and community activity of these centres.</i></p> <p><i>The Intensification Planning instrument – Plan Change 78 responds to this policy by identifying 46 local and town centres requiring greater heights and densities than those currently enabled in the operative Auckland Unitary Plan (AUP) and applying the Terraced Housing and Apartment Buildings (THAB) zone within and adjacent to these centres in catchments of 200m or 400m.</i></p> <p><i>This topic relates to area specific submissions concerning the geographic extent of the proposed application of the THAB zone around specific centres.</i></p>	
Proposed Auckland Unitary Plan Provisions IPI	
<p><i>Plan Change 78 GIS Map Viewer</i></p>	<p><i>The proposed changes apply to the following Local Centres and Town Centres:</i></p> <p><i>Local Centres</i></p> <ul style="list-style-type: none"> • <i>Albany Village</i> • <i>Balmoral</i> • <i>Botany Junction</i> • <i>Dawsons Road</i> • <i>Eden Valley</i> • <i>Greenlane West</i> • <i>Greville</i> • <i>Grey Lynn</i> • <i>Kepa Road / Eastridge</i> • <i>Lynfield</i> • <i>Māngere East</i> • <i>Meadowbank</i> • <i>Meadowlands</i> • <i>Rānui</i> <p><i>Town centres (small)</i></p> <ul style="list-style-type: none"> • <i>Devonport</i>

	<ul style="list-style-type: none"> • <i>Ellerslie</i> • <i>Glenfield</i> • <i>Greenlane</i> • <i>Milford</i> • <i>Mount Albert</i> • <i>Newton - Upper Symonds Street</i> • <i>Northcote</i> • <i>Ōtara</i> • <i>Parnell</i> • <i>Point Chevalier</i> • <i>Remuera</i> • <i>Sunnynook</i> • <i>Three Kings</i> <p><i>Town centres (large)</i></p> <ul style="list-style-type: none"> • <i>Avondale</i> • <i>Birkenhead</i> • <i>Browns Bay</i> • <i>Glen Eden</i> • <i>Glen Innes</i> • <i>Highland Park</i> • <i>Hunters Corner</i> • <i>Māngere</i> • <i>Manurewa</i> • <i>Onehunga</i> • <i>Ōtāhuhu</i> • <i>Pakuranga</i> • <i>Panmure</i> • <i>Papatoetoe</i> • <i>Ponsonby</i> • <i>Royal Oak</i> • <i>Saint Lukes</i> • <i>Stoddard Road</i> 	
<p><i>Chapter H Zones</i></p>	<p><i>H6 Residential – Terrace Housing and Apartment Buildings Zone</i></p>	<p><i>H6.1.</i></p> <p><i>H6.3.(4)</i></p> <p><i>H6.6.5.</i></p>
	<p><i>H10 Business – Town Centre Zone</i></p>	<p><i>H10.1.</i></p> <p><i>H10.2.(10)</i></p> <p><i>H10.3.(12A), H10.3.(13)</i></p>

		<i>H10.6.1.</i>
	<i>H11 Business – Local Centre Zone</i>	<i>H11.1.</i> <i>H11.2.(9)</i> <i>H11.3.(12A), H11.3.(13)</i> <i>H11.6.1.</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
N/A		
Related topic provisions		
<i>Topic 015 – Residential Zones</i>	<i>015E THAB</i>	
<i>Topic 016 – Business Zones</i>	<i>Subtopics</i> <ul style="list-style-type: none"> • <i>016C Town Centre</i> • <i>016D Local Centre</i> 	
<i>019 Centres (3d Response)</i>	<i>019A Centres (3d Response) Methodology</i>	

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

The following table provides an overview to the submissions made to this topic. **Appendix 1** contains a list of the names of all parties to this topic.

Table 2.1: Parties to the topic

Total number of primary submitters	337
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Total number of primary submission points	393
Total number of primary submitters who wish to be heard	206
Total number of further submitters	152
Total number of further submission points	3686
Total number of further submitters who wish to be heard	142

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the council's coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
Centres - NPS-UD Policy 3d response	Birkenhead Town Centre - extent of intensification
	Browns Bay Town Centre - extent of intensification
	Devonport Town Centre - extent of intensification
	Grey Lynn Local Centre - extent of intensification
	Highland Park Town Centre - extent of intensification
	Meadowbank Local Centre - extent of intensification
	Meadowlands Local Centre - extent of intensification
	Milford Town Centre - extent of intensification
	Onehunga Town Centre - extent of intensification
	Ōtara Town Centre - extent of intensification
	Panmure Town Centre - extent of intensification
	Panmure Town Centre - extent of intensification
Parnell Town Centre - extent of intensification	

	Ponsonby Town Centre - extent of intensification
	Remuera Town Centre - extent of intensification
	Other centres - extent of intensification

2.3 Panel Directions

This section sets out any direction or procedural minutes related to this topic issued by the Panel.

See hearing page for details: <https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx>

2.3.1 Direction for all submitters

[Direction 22 February 2023 - ADR Process](#)

[Direction 12 May 2023 – IHP ADR Pause](#)

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

This section includes the mediation statements and joint witness statements for this topic. This table will be updated prior to the hearing for this topic.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Hearing evidence		Refer to this link https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

The Panel may request independent expert evidence to assist in the understanding of hearing topics. If the independent evidence is obtained a copy of the evidence will be made available from the link provided below.

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

Note: Expert conferencing may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.1: Expert conferencing outcomes

Matters raised	N/A
Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.2 Mediation outcomes

Note: Mediation may not be undertaken for all topics, in which case N/A has been recorded.

Table 4.2: Mediation outcomes

Matters raised	N/A
Summary of matters agreed	

Summary of matters outstanding	
Other matters	

4.3 Agreements reached between parties outside of formal mediation or experts conference pathway

This section records the agreements reached between parties which were submitted to the Panel prior to the hearing.

Table 4.3: Outcomes of agreements reached between parties outside of formal pre-hearing events

Topic or subtopic	
Parties to the agreement	
Outcomes	Summary of matters raised
Date received	Summary of matters agreed
	Summary of matters outstanding
	Other matters

4.4 Aligned pre-hearing outcomes from other topics

The outcomes resulting from other topic pre-hearing events may play a part in understanding outcomes for this topic.

The connections between outcomes that need to be considered for this topic are:

- *No connections identified at this stage*

Note: This is not a definitive list and does not prevent any party to raising matters in this regard.

5 Hearing Session/s

Table 5: Hearing sessions

019B Centres (3d Response) - Extents	
This topic will be heard by a Full Panel	
Date hearing commenced:	

Date hearing completed:	
--------------------------------	--

Appendix 1: List of parties

Submission Number	Submitter Name
117	Richard John Dunbar
150	YHS Family Trust
199	Margaret Bilisland
203	Paul Glass
207	Elaine Sawyer
209	Mark Hardie
211	Kathleen Hall
212	Sara Hardie
213	It Happens Trust
215	Christopher Edmund Burke
226	Anthony James Duncan
228	Matthew John Yallop
232	Simon Angelo
233	Yves Trussel
235	Patricia Everard
236	Bruce Robert Cullen
238	Josephine Ball
242	Craig Brownie
243	Frederick Ball
244	Jillian Elizabeth Cory
246	Rob Towner and Ann Smart
247	Kevin Shoebridge
248	Sarah Mary Shoebridge
257	David Wills
259	Elizabeth Beard
262	Prageeth Jayathissa
263	Anita Jackson
264	Mark McCracken
267	John Kim
268	Max Kim
269	Hye Jeong Park
271	Scott Humphreys
281	Charles James Reynolds Griffin
284	Fraser Gillies
287	Patricia Gael Eastmond
289	Debra Elizabeth Whiting
297	Yvonne Hill
298	Rochelle Hocking
299	Dominique Bonn
301	Amoze Bonn
304	Irene Bonn
306	Kathryn Mary Roberts
329	Bridget Simpson
333	Oscar Fransman
334	Barbara Joan Chapman
336	Roy Knill
337	Gail Ratcliffe
341	Michele Clare Maddison
343	Roderick MacLeod
344	Claire McKay
345	Greg Jones

346	Kieran McLean
347	Alister Hartstonge
348	Richard Rolfe
352	Tracy Feickert
354	Ivy Li
355	Ian Vickers
362	Simon Chinchawala
364	Cindy Yip
370	Martin Dobson
374	Andrew Body
381	Carolyn Brown
382	Trevor Brown
386	Steve Donoghue-Cox
395	Virginia Caplen
396	Desmond Paul Driver
403	Kate Horn
405	Sarah Kerr
413	Christopher Donald Healy Ross
426	Pamela Willi
441	Keith Morris
446	Liam Taylor
447	Lola Taylor
448	Kathryn Wilson
449	Stella Taylor
451	Declan Graham
459	Bill Mathews
463	Robyn Rosemary Cameron
465	The Longview Trust
466	Wilhelmina H Streefland
467	Brent Spillane
468	Michael Hillyer
473	Tracy Feickert
475	Barry Neil Watkin
481	Megan Kully
488	Yi Cao
503	Catherine Kempe
504	Charles H Levin
505	Tracey Bakker
506	Debra Helene Ross
513	Jennifer Lyndsay Brock
520	Tara Moreton
523	Bruce Gilbert
596	Graham Alexander Lynette Gay Bayes
613	Kim Pick
658	Margo Jacqueline Hudson
659	Pieter Lionel Holl
695	Heidi Ruth Baker
698	Deborah VL Cox
701	Christopher L Lynch
737	Cheryll Linda Walmsley
743	Maurits Evert van Hall
744	Dawn MacLean
749	Pauline Donna Hillyer

758	Andrew Cashmore
759	Pamela Gayle Ingram
760	Jules Averill
763	Liz Adams
766	Douglas Kenneth Stockwell
782	Tina Louise Lynch
784	James Thompson Hudson
785	William Akel & Robyn Hughes
787	Paul Jurasovich
791	Barrie Connor
797	Annemarie Hay
798	Yvonne Chan-Cashmore
803	Robert James Donaldson
804	Garry Downs
805	Suzanne Downs
806	David Gordon Emm
807	Sylvia Mary Emm
808	Lindsay Foster
813	Gaynor Steel
815	Keith Law
841	Villages of New Zealand Limited
844	Roderick (Rod) Maitland Marler
848	Yvonne McLean
854	Fiona Helen Driver
856	Helen Skelton
857	Tony Skelton
858	Felicity Jane Cains
859	Katie Holl
863	Paul Ronald Gregory
876	Deborah Cory-Wright
897	Catholic Diocese of Auckland
899	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development
901	Metlifecare Limited
902	Oyster Management Limited
912	Kevin Murray Old
918	Brendan Drury
919	Barbara Hughes
923	David King
928	Helen Geary
930	Malcolm MacDonald
931	Sandra vanGah
937	Devonport Heritage Inc.
941	Foodstuffs North Island Limited
954	Grey Lynn Residents Association
959	Paul Ransen Gittins
969	Robert Butler
970	John O'Grady
972	Julie Jones
975	Paul Reece Mead
977	Janet MacKinnon
997	Robert Hay
1000	Christine Lang
1005	Brent Juan Early

1015	Plan Co.
1017	Linda Ann Whitcombe
1037	Karen Fay Godfrey
1038	Nicholas Smart
1039	Peter Raymond McNab
1049	Stuart Godfrey
1059	Ann-Louise Anderson
1063	Alastair Acland
1094	Building Investments Limited
1108	David Friar
1116	Veronica Elizabeth Julian-Gascoigne
1132	Michael Savage
1133	Claire Schoeller
1138	Yizhi Wang
1143	James Bourke
1147	Greg Jones
1149	Felicity MacDonald
1151	Wendy Roberts
1154	James Spencer Eyfe Nicholls
1159	Katrina J Sewell
1161	Winston Peters and Jan Trotman
1162	Chris Cherry
1169	Simon George Parry Hart
1172	Sunita Azariah
1195	Philip Wade Cory-Wright
1228	Anna Jones
1243	Graham Dick
1276	Rosemary Thelma Lees
1277	John Farquhar
1279	Joshua Camp
1287	Isabella Landon-Lane
1288	Dylan Cherry
1294	Graham Anderson
1311	Sarah Cockerton
1340	Linda Christian
1346	Trevor Purkis
1348	Grant Roderick Campbell
1349	Sheila Elinor McCabe
1350	Thomas Bowden Birdsall
1352	Roma Bertasius
1359	Hugh Green Limited
1360	Dawn Bertasius
1362	Leo van Veenendaal and Frances Rood
1381	Fiona Groves
1383	William Gerald Gibson
1384	Gary Groves
1393	Nigel Andrew Milton
1412	Clinton Edwards
1423	Emily Davies
1489	Milford 110 Limited
1495	Jillian Gendall
1496	Donald Gendall
1497	Deborah Michelle Simpson

1503	Cameron Charles Loader
1508	Allan Tyler
1511	Allan McKenzie Fraser
1532	Robert MICHAEL McKeown
1550	Trevor Lund
1552	Satvinder Sembhi
1568	Matthew Gibb Knight
1588	Mark Grenville Gascoigne
1589	JOSHUA MANO NGAWHAU GILBERTSON
1595	Kate Acland McHardy
1597	Gabriela King
1598	Helen Williams
1601	D. Gene Dillman
1602	Mark Stuart van Kaathoven
1603	Mike Flood-Smith
1605	Rosemary Wall
1607	Nikita Ann Kearsley
1609	Ann Hackett
1611	Margot Acland
1613	Miranda Lang
1618	Sarah Louise Edmondson
1619	Iain Aitken
1626	Remuera Residents Association Inc
1634	Susan Austad
1635	Michael and Shirley Webb-Speight
1636	Neil Black
1640	Alan Clifford Hill
1647	Phil Bramley
1648	Vanessa Bramley
1664	Brett Rutherford Hellier
1665	Erica Margaret Hellier
1668	Mitchell Cunningham
1670	Peter Faire
1685	Margaret Averil Sutherland Bryson
1691	Mr Mark Siggelkow
1694	Alison Hunter
1695	5 Lunn Avenue Limited
1700	Anna Woodroffe
1711	Gabrielle Capp
1715	Thomas Matthew Buchanan
1722	Sentinel Planning Ltd
1726	Xudong Wang
1736	Henry Patrick James Ibbertson
1738	John Dymond Projects
1742	Rodger McElroy
1762	The Rosanne Trust
1770	Sharyn Robertson
1783	Urban Partners Housing Limited
1798	John Leonard Rayner
1818	Marie Roberta Taylor and Richard Heywood Taylor
1827	Yvonne Sandra Sutton
1834	Cameron Fleming
1841	Elizabeth Mary Wilson

1862	Mingo Alexander Innes
1926	Grey Power North Shore Inc
1936	John David Callaghan
1953	Matthew Wansbone
1955	Michael West
1966	Noel Wallace Ingram
1971	Graham Miln Sewell
1973	Graeme Roderick Joyce and Jessie McQueen Joyce
2011	Sam Storey
2016	William Wynyard Rayner
2024	Tania Fleur Mace
2027	Grant James O'Neill
2028	Alana Hazel O'Neill
2051	Harry Hornabrook
2055	Brett Carter Family Trust
2058	Michael Peter Joseph
2061	Gregory Ian Lowe
2071	Matthew Ian Lowe
2075	Sophia Hornabrook
2076	Sarah Ethne Allen
2080	Craig Douglas Hind
2081	Katherine Elizabeth Weaver
2129	Paul Hackett
2130	Leanne Hackett
2131	Bruce Smail
2149	Nigel Macmillan Wilson
2151	Sofia da Silva
2153	Darryl Roots
2161	Gregory Anderson
2164	Dreven Investments Limited
2171	Desley Allman
2177	Matthew Douglas Easton
2180	Karene Gore
2181	Sean Molloy
2190	Hilary Margaret Hill
2193	St Mary's Bay Association Incorporated
2199	Anna Lundon
2200	Mark Hornabrook
2201	Freemans Bay Residents Association Incorporated
2212	Kenny Desmond Brennan
2213	Phoebe McCartie
2214	John McCartie
2216	Tracy Strudley
2221	Christine Sewell
2227	Warwick Mahon
2229	Bronwen Innes
2231	Patricia Grinlinton
2236	Lydia Hewitt
2239	Bronwyn Gunn
2258	Tom Purkis
2259	Holly Purkis
2267	Kerry Gunn
2288	Isabella Stevenson

2289	Janet Grant
2294	Lynne Diane Butler
2306	Ann Christine Clark
2308	James Nicholas Tomlinson Clark
2309	Colleen
2310	Michelle Beth Deery
2311	William Evans
2314	Ross Warwick Grover
2316	Christine Hart
2317	Michael Marcus King
2318	Virginia Margaret Anne King
2319	Mrs Alison Joy Mace
2320	Christopher Malyon
2324	William Peake
2325	Jacqueline Beatrice Fox Sharpe
2326	Michael Sharpe
2350	Graham Lawry and Jennifer Lawry
2353	Milford Residents Association Inc
2370	Nigel Toms
2378	William Dunstan Atkinson
870	Auckland International Airport Limited

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FS03	Ying Mu
FS04	Zaixing Cao
FS13	Keith Law
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FS17	Greg Jones
FS20	Dennis Michael Simpson
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FS23	Malcolm MacDonald
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FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
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FS209	Tanya Newman
FS217	MD Family Trust
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FS246	Elizabeth Jane Barrett
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FS286	William Peake
FS287	Ivan Tottle
FS300	Al Acland and Margot Acland
FS301	Roderick Inglis
FS302	Pawel Grochwicz and Joanna Grochwicz
FS303	Paul Mead and Sara Mead
FS310	Julie Inglis
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS318	David Alison
FS332	Alan Clive Stokes

FS333	Mark Dolling Andrews
FS340	Foodstuffs North Island Limited
FS341	Christopher Robert Smale
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS378	Milford 110 Limited
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
FS398	Citizens Against The Housing Act
FS400	Avril Franceine Cowie
FS401	Gille Demaneuf
FS402	Graham Dick
FS408	Michelle Elizabeth Goldfinch
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS413	Maureen Harris
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS426	Andrew Kent Robertson
FS428	The Rosanne Trust
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS441	Radio New Zealand
FS450	Wayne Patrick Donnelly
FS456	Tom Birdsall
FS463	Investore Property Limited
FS472	North Eastern Investments Limited
FS474	Alastair Porter
FS476	Stride Property Limited
FS488	HDW Enterprises Limited
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS511	Angelique Ward
FS515	Jessica Ward
FS516	John O'Grady
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler