

Parties and Issues Reports

Volume 1

Updated 19 June 2023

Plan Change 78

**Topic 001 Plan Making and
Procedural – all subtopics**

and

**Topic 002 Medium Density
Residential Response (MDRS)**

Contents:

Topic	Page Number
001A Plan making and Procedural - Consultation and engagement - updated 24 April 2023	3
001B Plan making and Procedural - Mapping (General) - updated 20 March 2023	15
001C Plan making and Procedural - Mapping (Errors)	26
001D Plan making and Procedural - Central Government Process – updated 24 April 2023	35
001E Plan making and Procedural - Te Reo Māori terms	49
001F Plan making and Procedural – Definitions – updated 20 March 2023	56
001G Plan making and Procedural - Plan Interpretation (Chapter A and Chapter C) – Updated 20 March 2023	69
001H Plan making and Procedural – General – Updated 20 March 2023	82
001I Plan making and Procedural - Development Capacity Analysis – Updated 20 March 2023	106
002 Medium Density Residential Standard (MDRS) Response - Updated 11 May 2023	117

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic

Topic 001A Plan making and procedural – Consultation and Engagement

Draft Parties and Issues Report

Updated on 24 April 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.



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	3
2.1. Parties to this topic.....	3
2.2. Submission coding topics and subtopics	3
2.3 Panel Directions	3
2.3.1 Direction for all submitters	3
2.3.2 Direction for Auckland Council.....	4
3 Documents from the pre-hearing events	4
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence	4
4 Summary of pre-hearing event outcomes	4
4.1 Expert conferencing outcomes	5
4.2 Mediation outcomes	5
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	5
4.4 Aligned pre-hearing outcomes from other topics	6
5 Hearing Session/s	6
Appendix 1: List of parties	6

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 001A Plan making and Procedural – Consultation and engagement		
<i>This hearing topic relates to the consultation and engagement process around the notification of PC 78, the central government’s consultation on the NPS UD and MDRS (including submissions on the mandate to impose legislation), and submitters seeking on-going consultation and engagement with council through the process of PC 78 and beyond.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>No parts of the notified provisions of PC 78 relate to this topic</i>	<i>N/A</i>	<i>N/A</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Related topic provisions		
<i>001 Plan making and procedural</i>	<i>001B Mapping (General)</i> <i>001C Mapping (Errors)</i> <i>001E Cross Boundary</i> <i>001F Te Reo Maori terms</i> <i>001G Definitions</i> <i>001H Plan Interpretation (Chapters A and C)</i> <i>001I General</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	42
Total number of primary submission points	43
Total number of primary submitters who wish to be heard	19
Total number of further submitters	114
Total number of further submission points	324
Total number of further submitters who wish to be heard	108

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
001 Plan making and procedural	001A Consultation and engagement

2.3 Panel Directions

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

2.3.1 Direction for all submitters

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

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	28/03/2023	Refer to this link https://www.aucklandcouncil.govt.nz/have-your-say/hearings/types-of-hearings/npsud-independent-hearings/Pages/evidence-documents.aspx?HearingId=632 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:	N/A
Date evidence requested:	N/A
Date evidence received:	N/A

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	N/A
Summary of matters outstanding	N/A
Other matters	N/A

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	N/A
Parties to the agreement	N/A
Outcomes Date received	N/A

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

001A Plan making and procedural – consultation and engagement	
This topic was heard by a Full Panel	
Date hearing commenced:	28/03/2023
Date hearing completed:	28/03/2023

Appendix 1: List of parties

Sub #	Submitter Name
33	Oliver Moss
34	Julia Neville
38	Jeffrey Robertson
47	Jessica Ward
59	Gay and Victor Scaniglia
60	Gerlinde (Gina) Stradwick
79	Drew Adams
105	Angelique Ward
485	Russell Halliday
510	David Cunningham
668	Liadan Cotter
669	Lynette Brumby
801	Golden Bay Cement, a division of Fletcher Concrete & Infrastructure Ltd (GBC)
836	North Eastern Investments Limited
871	Property Council New Zealand
888	Simon Ingram
891	Thomas and Emily Barou
892	Ministry of Education Te Tāhuhu o Te Mātauranga
976	Judith Gayleen Mackereth
988	Summerset Group Holdings Limited
1031	Dianne Giles
1095	Bernard Adrian Parker
1099	Kerryn M. Downey
1261	Mike Jackson

1324	Sarah Jane Langstone-Ross
1500	Laurence Nash & Paul Willetts
1563	Sara Bruce
1600	Espano, 20 Poynton Terrace Body Corporate Committee
1614	Stuart Bode and Jan Hewitt
1720	Tanya Newman
1779	Woolworths New Zealand Limited
1893	South Epsom Planning Group
1900	Howick-Pakuranga Grey Power
2020	Counties Energy Limited
2139	Arthur John Harris
2211	Gregory Lawrence Smith
2215	Rebecca Macky
2222	Carole & Rato Brajkovich
2353	Milford Residents Association Inc
2362	Shane Pratt
2363	Wu Yong
2392	Ngāti Te Ata Waiohua

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
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
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
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
FS266	Judith Gayleen Mackereth
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter
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
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
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
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
FS473	Paul Culley and Annette Kann
FS492	Paul Willetts and Laurence Nash
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 001B Plan making and procedural – Mapping (general)

Draft Parties and Issues Report

Released on 20 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.



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	2
2.1. Parties to this topic.....	2
2.2. Submission coding topics and subtopics	3
2.3 Panel Directions	3
2.3.1 Direction for all submitters	3
2.3.2 Direction for Auckland Council.....	3
3 Documents from the pre-hearing events	3
3.1 Topic pre-hearing documents.....	3
3.2 Independent expert evidence	4
4 Summary of pre-hearing event outcomes	4
4.1 Expert conferencing outcomes	4
4.2 Mediation outcomes	5
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	5
4.4 Aligned pre-hearing outcomes from other topics	5
5 Hearing Session/s	6
Appendix 1: List of parties	6

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 001B Plan making and procedural – Mapping (general)	
<i>This hearing topic relates to submissions concerning general issues with maps released by Auckland Council during the notification of the Intensification Planning Instrument - Plan Change 78.</i>	
Proposed Auckland Unitary Plan Provisions IPI	
<i>GIS Map viewer and all maps included in the Intensification Planning Instrument – Plan Change 78.</i>	
Proposed Auckland Unitary Plan Provisions Non IPI	
N/A	
Related topic provisions	
<i>001 Plan making and procedural</i>	<i>All subtopics</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	24
Total number of primary submission points	42

Total number of primary submitters who wish to be heard	24
Total number of further submitters	147
Total number of further submission points	2309
Total number of further submitters who wish to be heard	138

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
Plan making and procedural	Mapping – general, clarity of rezoning

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
Expert Witnesses Joint Statement	N/A	
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:	N/A
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

Topic 001 Plan making and procedural	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
834	Auckland Thoroughbred Racing Incorporated
839	Russell Property Group
841	Villages of New Zealand Limited
937	Devonport Heritage Inc.
939	Auckland Council
940	Transpower New Zealand Limited:
947	Retirement Villages Association of New Zealand Incorporated (RVA)
949	Piper Properties Consultants Limited
976	Judith Gayleen Mackereth
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited
1074	Oyster Capital
1080	Fletcher Residential Limited
1081	Vector Limited
1088	Viaduct Harbour Holdings Limited
1229	Jora & Preet Limited
1543	Winton Land Limited
1584	30 Hospital Road Limited Partnership
1585	Gibbonsco Management Limited
1586	Shundi Tamaki Village Limited
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2206	Radio New Zealand Limited (RNZ)
2242	Ian Ross Newton McCormick and Ruby Jean McCormick
2298	Mr Richard Brabant
2303	Templeton Group

Further Submission Number	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
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS58	Latitude 37 Bodies Corporate
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 McMahon
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
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS132	David Southcombe Trust
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
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
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
FS220	Counties Energy Limited
FS225	Gerard Robert Murphy
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS245	Avondale Jockey Club Incorporated
FS250	Citylife Investments Eight Ltd
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS271	Thomas Purkis
FS272	Trevor Purkis
FS274	Sanford Limited
FS277	Steven and Shirley Wang
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS281	Kāinga Ora – Homes and Communities
FS286	William Peake
FS287	Ivan Tottle
FS296	Character Coalition Incorporated
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS343	Waiwera Properties Limited
FS345	Wellsford Welding Club
FS351	Drive Holdings Limited
FS353	Christopher Lynch

FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS374	Charles and Nancy Liu
FS377	Metlifecare Limited
FS388	Pam Shearer
FS392	Viaduct Harbour Bodies Corporate
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS430	Red Rhino Limited and Airport Rent A Car Limited
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS442	South Epsom Planning Group (Inc)
FS456	Tom Birdsall
FS462	Industre Property Tahiti Limited
FS472	North Eastern Investments Limited
FS492	Paul Willetts and Laurence Nash
FS493	Stratis Body Corporate
FS503	Erica Hellier
FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
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 001C Plan making and procedural – Mapping (errors)

Draft Parties and Issues Report
Released on 6 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.



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	2
2.1. Parties to this topic.....	2
2.2. Submission coding topics and subtopics	3
2.3 Panel Directions	3
2.3.1 Direction for all submitters	3
2.3.2 Direction for Auckland Council.....	3
3 Documents from the pre-hearing events	3
3.1 Topic pre-hearing documents.....	3
3.2 Independent expert evidence	4
4 Summary of pre-hearing event outcomes	4
4.1 Expert conferencing outcomes	4
4.2 Mediation outcomes	5
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	5
4.4 Aligned pre-hearing outcomes from other topics	5
5 Hearing Session/s	6
Appendix 1: List of parties	6

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 001C Plan making and procedural – Mapping (errors)	
<i>This hearing topic relates to submissions concerning potential errors in the maps released by Auckland Council as part of the Intensification Planning Instrument - Plan Change 78.</i>	
Proposed Auckland Unitary Plan Provisions IPI	
<i>GIS Map viewer and all maps included in the Intensification Planning Instrument – Plan Change 78.</i>	
Proposed Auckland Unitary Plan Provisions Non IPI	
N/A	
Related topic provisions	
<i>001 Plan making and procedural</i>	<i>All subtopics</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	2
Total number of primary submission points	7

Total number of primary submitters who wish to be heard	1
Total number of further submitters	14
Total number of further submission points	39
Total number of further submitters who wish to be heard	14

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
Plan making and procedural	Mapping – errors (transcription)

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:	N/A
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	N/A
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

001C Plan making and procedural - Mapping (errors)	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
582	Brave Architects
939	Auckland Council

Further Sub #	Further Submitter
FS56	Envivo Limited
FS71	Yu Family Investments Limited
FS153	Lawrie Knight
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS162	The Subdivision Company Ltd
FS164	Parnell East Community Group
FS184	Kiwi Property Group Limited
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS472	North Eastern Investments Limited

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 001D Plan making and procedural – Central Government process

Draft Parties and Issues Report
Updated on 21 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.



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	3
2.1. Parties to this topic.....	3
2.2. Submission coding topics and subtopics	3
2.3 Panel Directions	3
2.3.1 Direction for all submitters	4
2.3.2 Direction for Auckland Council.....	4
3 Documents from the pre-hearing events	4
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence	4
4 Summary of pre-hearing event outcomes	4
4.1 Expert conferencing outcomes	5
4.2 Mediation outcomes	5
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	5
4.4 Aligned pre-hearing outcomes from other topics	6
5 Hearing Session/s	6
Appendix 1: List of parties	6

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 001D Plan making and procedural – Central Government process		
<i>This hearing topic relates to submissions questioning central governments mandate to impose intensification on Auckland, the council's response (including not doing enough and doing too much), links to the National Planning Standards and comparison with Christchurch City Council approach.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>No parts of the notified provisions of PC 78 relate to this topic</i>	<i>N/A</i>	<i>N/A</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Related topic provisions		
<i>001 Plan making and procedural</i>	<i>001B Mapping (General)</i> <i>001C Mapping (Errors)</i> <i>001E Cross Boundary</i> <i>001F Te Reo Maori terms</i> <i>001G Definitions</i> <i>001H Plan Interpretation (Chapters A and C)</i> <i>001I General</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	75
Total number of primary submission points	77
Total number of primary submitters who wish to be heard	35
Total number of further submitters	110
Total number of further submission points	321
Total number of further submitters who wish to be heard	105

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
001 Plan making and procedural	001A Consultation and engagement
	001D Central Government processes
002 MDRS Response	002A MDRS Response

2.3 Panel Directions

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

2.3.1 Direction for all submitters

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

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 <link to document folder on website with evidence for hearing topic> for copies of evidence submitted prior to hearing. Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.

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:	N/A
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	
Date received	

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

001D Plan making and procedural – Central Government process	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
16	James Burton
27	HQH Fitness
33	Oliver Moss
34	Julia Neville
38	Jeffrey Robertson
46	Donald Vickerman
47	Jessica Ward
79	Drew Adams
105	Angelique Ward
108	Ruth Ann Jackson
129	Soren Moller
185	Hugh Blackley
217	Brian Leslie O'Neill
256	Douglas John Wilson
392	Simon Yates
399	Mike Fox
567	Robin Metcalf
570	Rosalie Hammond Hammond
584	Darren Grbic
598	Graham Paddon
628	Carl Bergstrom
643	Carl Raymond Saunders
650	Charles Gordon Willmer
655	Andrew Joughin

662	Jennifer Clements
704	Debra Tunnicliffe
722	David King
724	Graham Pearce
725	Erik Pound
726	Ginny and Bruce Stainton
793	Coralie van Camp
824	Xanthe Jujnovich
836	North Eastern Investments Limited
847	Vanessa Earles
976	Judith Gayleen Mackereth
978	Noeline Walsh
1040	Judy Day
1115	Fluker Surveying Limited
1260	Howick Ratepayers and Residents Association
1280	Geoff Chamberlain
1399	Alex Price
1530	Nicholas William Rabjohns
1573	Ross Kenneth McCarthy
1575	Auckland Branch Committee, Te Kāhui Whaihanga New Zealand Institute of Architects
1614	Stuart Bode and Jan Hewitt
1666	Alastair Irving
1684	Pieter Hopkins
1814	Ian Peter Cassidy
1851	Jennifer Scott

1853	John Leonard Francis
1854	John Sadler
1874	Simon Nicolaas Peter Onneweer
1893	South Epsom Planning Group
1900	Howick-Pakuranga Grey Power
1993	Dawn Elvidge
2033	Classic Group
2036	Evans Randall Investors Ltd
2041	Neilston Homes
2044	Ronald Evan Young
2045	82-96 Arney Road and 2-4 Wharua Road
2062	Claire Teirney
2150	Raquel Francois
2186	Philip Goddard
2211	Gregory Lawrence Smith
2215	Rebecca Macky
2220	Phillipa Goddard
2286	Civic Trust Auckland
2321	Peter McNee
2338	Michael Davies
2356	Matthew Olsen
2362	Shane Pratt
2363	Wu Yong
2382	Michelle Green
2391	Robyn Floyd

2394	Peter James Neighbours
------	------------------------

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
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
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
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS156	Pieter Lionel Holl

FS164	Parnell East Community Group
FS177	John Colebrook
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
FS250	Citylife Investments Eight Ltd
FS266	Judith Gayleen Mackereth
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter
FS286	William Peake
FS287	Ivan Tottle
FS298	Woodside Trust
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS405	Raquel Francois
FS409	Janet Grant
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
FS492	Paul Willetts and Laurence Nash
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 001E Plan making and procedural- Te Reo Māori terms

Draft Parties and Issues Report
Released on 6 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.



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	2
2.1. Parties to this topic.....	2
2.2. Submission coding topics and subtopics	3
2.3 Panel Directions	3
2.3.1 Direction for all submitters	3
2.3.2 Direction for Auckland Council.....	3
3 Documents from the pre-hearing events	3
3.1 Topic pre-hearing documents.....	3
3.2 Independent expert evidence	4
4 Summary of pre-hearing event outcomes	4
4.1 Expert conferencing outcomes	4
4.2 Mediation outcomes	5
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	5
4.4 Aligned pre-hearing outcomes from other topics	5
5 Hearing Session/s	6
Appendix 1: List of parties	6

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 001E Plan making and procedural - Te Reo Māori terms		
<i>This topic relates to submissions concerning the use of Te Reo Māori terms in the proposed Plan Change 78.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter D Overlays</i>	<i>Chapter D14 Maunga Viewshafts and Height and Building Sensitive Areas Overlay</i>	<i>Where operative terms are proposed to be changed to 'maunga'</i>
<i>Chapter L Schedules</i>	<i>Schedule 9 Maunga Viewshafts Schedule</i>	<i>Where operative terms are proposed to be changed to 'maunga'</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>N/A</i>		
Related topic provisions		
<i>001 Plan making and procedural</i>	<i>All 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	1
---	---

Total number of primary submission points	1
Total number of primary submitters who wish to be heard	1
Total number of further submitters	1
Total number of further submission points	1
Total number of further submitters who wish to be heard	1

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
Plan making and procedural	Te Reo Māori terms

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:	N/A
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	N/A
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

001E Plan making and procedural - Te Reo Māori terms	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
1991	Tūpuna Maunga o Tāmaki Makaurau Authority

Further Submission Number	Further Submitter Name
FS277	Steven and Shirley Wang

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 001F Plan making and procedural - Definitions

Draft Parties and Issues Report
Released on 20 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.



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	3
2.1. Parties to this topic.....	3
2.2. Submission coding topics and subtopics	3
2.3 Panel Directions	3
2.3.1 Direction for all submitters	4
2.3.2 Direction for Auckland Council.....	4
3 Documents from the pre-hearing events	4
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence	4
4 Summary of pre-hearing event outcomes	5
4.1 Expert conferencing outcomes	5
4.2 Mediation outcomes	5
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	5
4.4 Aligned pre-hearing outcomes from other topics	6
5 Hearing Session/s	6
Appendix 1: List of parties	6

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 001F Plan making and procedural - Definitions		
<i>This hearing topic relates to submissions on the definitions in Chapter J of the proposed Plan Change 78.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter J Definitions</i>	<i>Chapter J1 Definitions</i>	<i>Definitions:</i> <ul style="list-style-type: none"> • <i>Building</i> • <i>Building coverage</i> • <i>Canopy tree</i> • <i>Coastal erosion hazard area</i> • <i>Community correction facility</i> • <i>Deep soil area</i> • <i>Developed site</i> • <i>Floodplains</i> • <i>Height</i> • <i>Landscaped area</i> • <i>Urban heat island</i> • <i>Yard</i> <i>J1.3.5. Residential Nesting Table</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Plan Change 79 -</i>	<i>Chapter J1 Definitions</i>	<i>All proposed new definitions, abbreviations, and acronyms</i>
Related topic provisions		
<i>001 Plan making and procedural</i>	<i>All topics</i>	

040 Plan Change 79 Definitions and abbreviations	All topics
--	------------

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	67
Total number of primary submission points	195
Total number of primary submitters who wish to be heard	62
Total number of further submitters	171
Total number of further submission points	8828
Total number of further submitters who wish to be heard	157

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
Plan making and procedural	Definitions

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:	N/A
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	N/A
--------------------------	-----

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

001F Plan making and procedural - Definitions	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
12	Not Stated
338	Scott Macarthur
679	Jane Chatterley
705	Colin Weatherall
802	Maree van de Water
812	Iain McManus
833	Waterchild Ltd
836	North Eastern Investments Limited
839	Russell Property Group
841	Villages of New Zealand Limited
843	Leon van de Water
873	Kāinga Ora
896	Ara Poutama Aotearoa the Department of Corrections
938	New Zealand Housing Foundation
939	Auckland Council
940	Transpower New Zealand Limited:
947	Retirement Villages Association of New Zealand Incorporated (RVA)
949	Piper Properties Consultants Limited
953	Rhett Grover
1053	Hannah Thomson and Colin Thomson
1056	Oceania Healthcare Limited
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1069	New Zealand Defence Force
1073	Fulton Hogan Land Development Limited
1074	Oyster Capital
1079	The Coalition for More Homes
1080	Fletcher Residential Limited
1081	Vector Limited
1086	Sonn Group
1141	James Fulton
1199	Expanse Ltd
1359	Hugh Green Limited
1382	Grant and Linda Knox
1543	Winton Land Limited
1557	Clare Steel
1584	30 Hospital Road Limited Partnership
1585	Gibbonsco Management Limited
1678	Phillipa Budler
1679	Quintin Craig Budler
1681	Teresa Norris
1739	10x10 Architecture Limited
1780	Excel Bloom Limited, Chun Sum Lam, Excel Billion Limited, Excel Wealth Limited, 285 Red Hill Limited, Fong's Investment Limited
1781	Build Rich Limited
1806	Chris Norris
1867	Pakiri Farms Trust
1962	Aedifice Property Group
1981	Southpark
1984	The Surveying Company Ltd
1989	One Mahurangi Business Association

2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2083	Universal Homes
2150	Raquel Francois
2176	Ashcroft Homes (Auckland) Ltd
2229	Bronwen Innes
2249	Jack van de Water
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2279	Ms Losaline Finekifolau
2280	Mr Mitchell Haywood
2281	Christopher Anthony Kitson
2296	Joanna Louise Beresford
2303	Templeton Group
2305	Keith Vernon
2347	EPS Consulting Group Ltd

Further Submission Number	Further Submitter
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
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 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
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman

FS120	Waipu Trust
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
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
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
FS220	Counties Energy Limited
FS225	Gerard Robert Murphy
FS226	Oceania Healthcare Limited
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS250	Citylife Investments Eight Ltd
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community
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
FS281	Kāinga Ora – Homes and Communities
FS286	William Peake
FS287	Ivan Tottle

FS299	Mariposa Ltd
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS310	Shildon Ltd
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
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS345	Wellsford Welding Club
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
FS373	Thomas John Kennedy
FS377	Metlifecare Limited
FS388	Pam Shearer
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS405	Raquel Francois
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
FS441	Radio New Zealand
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig
FS472	North Eastern Investments Limited

FS478	Yang Yang
FS487	John Gordon Hunt
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
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 001G Plan making and procedural – Plan interpretation (Chapters A and C)

Draft Parties and Issues Report

Released on 20 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.



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	3
2.1. Parties to this topic.....	3
2.2. Submission coding topics and subtopics	4
2.3 Panel Directions	4
2.3.1 Direction for all submitters	4
2.3.2 Direction for Auckland Council.....	4
3 Documents from the pre-hearing events	4
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence	5
4 Summary of pre-hearing event outcomes	5
4.1 Expert conferencing outcomes	5
4.2 Mediation outcomes	5
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	6
4.4 Aligned pre-hearing outcomes from other topics	6
5 Hearing Session/s	6
Appendix 1: List of parties	7

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 001G Plan making and procedural – Plan interpretation (Chapters A and C)		
<i>This hearing topic relates to submissions concerning changes to the Auckland Unitary Plan’s Introduction (Chapter A) and General rules (Chapter C) proposed in the Intensification Planning Instrument – Plan Change 78.</i>		
<i>There is a policy cascade from Chapters A and C to the regional and district plans which follow in the Plan. The changes proposed in these chapters thus impact provisions in all chapters of the proposed Plan Change.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A Introduction</i>	<i>Chapter A1 Introduction</i>	<i>A1.4.8. Identification of qualifying matters in the Plan A1.8 Intensification Planning Instrument: annotation of provisions, and immediate legal effect</i>
<i>Chapter C General Rules</i>	<i>Chapter C1 General rules</i>	<i>C1.6A Overlay and precinct Rules</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>No changes are proposed to be made to the Auckland Unitary Plan Introduction (Chapter A) or General rules (Chapter C) through other Plan Changes.</i>		
<i>Plan Change 80 – Chapter B Regional Policy Statement</i>	<i>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</i> <i>B7. Toitū te whenua, toitū te taiao – Natural resources</i> <i>B8. Toitū te taiwhenua - Coastal environment</i> <i>B10. Ngā tūpono ki te taiao - Environmental risk</i>	

Related topic provisions

001 Plan making and procedural

002 MDRS Response

003 Plan Change 80 Regional Policy Statement - Well Functioning Urban Environment

004 Plan Change 80 Regional Policy Statement – Qualifying matters

009 Qualifying matters A-I

010 Qualifying matters (Other)

011 Qualifying matters (Special Character)

012 Qualifying matters (Infrastructure)

013 Qualifying matters (Additional)

020 Precincts

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	33
Total number of primary submission points	51
Total number of primary submitters who wish to be heard	31
Total number of further submitters	174
Total number of further submission points	1990
Total number of further submitters who wish to be heard	163

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
Plan making and procedural	Plan interpretation (Chapter A and Chapter C)

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

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:	N/A
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.

For further information visit www.intensificationhearingsakl.co.nz or contact us at npsudhearings@aucklandcouncil.govt.nz

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	N/A
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

001G Plan making and procedural – Plan interpretation (Chapters A and C)	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
839	Russell Property Group
841	Villages of New Zealand Limited
870	Auckland International Airport Limited ("Auckland Airport")
873	Kāinga Ora
938	New Zealand Housing Foundation
939	Auckland Council
940	Transpower New Zealand Limited:
944	Shildon Ltd
949	Piper Properties Consultants Limited
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited
1069	New Zealand Defence Force
1083	Board of Airline Representatives New Zealand Inc
1086	Sonn Group
1249	Martin Bryder Clark-Dow
1361	The Fuel Companies
1543	Winton Land Limited
1584	30 Hospital Road Limited Partnership
1585	Gibbonsco Management Limited
1586	Shundi Tamaki Village Limited
1781	Build Rich Limited
1810	Bridget Gleeson
1878	Tripp Andrews Surveyors Limited
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2069	KiwiRail
2083	Universal Homes
2248	Stuart P.C. Ltd
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2303	Templeton Group

Further Submission Number	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
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 McMahon
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
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
FS120	Waipu Trust
FS132	David Southcombe Trust
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
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
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
FS250	Citylife Investments Eight Ltd
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community
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
FS281	Kāinga Ora – Homes and Communities

FS286	William Peake
FS287	Ivan Tottle
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
FS312	Auckland International Airport Limited
FS313	Dilworth Trust Board
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
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS342	Tram Lease Limited
FS347	Scentre (New Zealand) Limited
FS348	Summerset Villages (Parnell) Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS362	125-139 West Coast Road Limited
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS383	Ports of Auckland Limited
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
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].
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
FS442	South Epsom Planning Group (Inc)
FS445	Ashcroft Homes Auckland Limited
FS454	1 Manui Limited

FS456	Tom Birdsall
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig
FS472	North Eastern Investments Limited
FS478	Yang Yang
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
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 001H Plan making and procedural - General

Draft Parties and Issues Report
Released on 20 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.



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	3
2.1. Parties to this topic.....	3
2.2. Submission coding topics and subtopics	4
2.3 Panel Directions	4
2.3.1 Direction for all submitters	4
2.3.2 Direction for Auckland Council.....	4
3 Documents from the pre-hearing events	4
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence	5
4 Summary of pre-hearing event outcomes	5
4.1 Expert conferencing outcomes	5
4.2 Mediation outcomes	5
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	6
4.4 Aligned pre-hearing outcomes from other topics	6
5 Hearing Session/s	6
Appendix 1: List of parties	7

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 001H Plan making and procedural - General		
<p><i>This hearing topic relates to submissions concerning the Intensification Planning Instrument (IPI) – Plan Change 78 in general, at a high level. These submissions include requests to approve or reject the proposed Plan, and expressions of concern or approval about key aspects of the Plan.</i></p> <p><i>Also included are submissions approving proposed zoning changes to specific properties or smaller areas.</i></p> <p><i>Many submissions on this subtopic concern the IPI – Plan Change 78 in general and at a high level, and the content of the entire proposed Plan is thus relevant. In particular:</i></p>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A Introduction</i>	<i>A1 Introduction</i>	<i>A1.3 A1.4.5., A1.4.6., A1.4.8. A1.8.</i>
<i>Chapter C General rules</i>	<i>C1 General rules</i>	<i>C1.6.A</i>
<i>Chapter H Zones</i>	<i>H3A Residential – Low Density Residential Zone</i>	<i>All provisions</i>
	<i>H5 Residential – Mixed Housing Urban Zone</i>	<i>All provisions</i>
	<i>H6 Residential – Terrace Housing and Apartment Buildings Zone</i>	<i>All provisions</i>

<i>Intensification Planning Instrument - Plan Change 78 GIS Map Viewer</i>	<i>All maps</i>	<i>All maps</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Plan Change 80 – Chapter B Regional Policy Statement</i>		
Related topic provisions		
<i>001 Plan making and procedural</i> <i>002 MDRS response</i> <i>008 Urban Environment</i> <i>015 Residential zones</i> <i>016 Business zones</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	508
Total number of primary submission points	812
Total number of primary submitters who wish to be heard	268
Total number of further submitters	260
Total number of further submission points	11927
Total number of further submitters who wish to be heard	238

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
Plan making and procedural	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

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
Expert Witnesses Joint Statement	N/A	
Hearing evidence		Refer to this link https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx

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:	N/A
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.

For further information visit www.intensificationhearingsakl.co.nz or contact us at npsudhearings@aucklandcouncil.govt.nz

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	N/A
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

001H Plan making and procedural - General	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submitter Number	Submitter Name
5	John Jung
7	Karel Peeters
12	Not Stated
21	Heather Gabrielle Denny
28	Julie
30	Clive Andrew Mackenzie
35	Silvia Poletti
37	Abbie Reynolds
39	Aaron Rodgers
40	Ngahine Rodgers
42	SLD Family Trust
46	Donald Vickerman
49	Kerry John Weeks
51	Jeffrey You
57	Bray Macpherson Family Trust
58	Jill Brewis Henriod
59	Gay and Victor Scaniglia
60	Gerlinde (Gina) Stradwick
63	Krista Holtz
66	Tim Davenport
73	Hardik Panchal
74	Dipen Patel
77	Lynda Slaney Architects Ltd
78	Warwick Neilson
80	Gareth William Archer
84	Lud holding limited
86	Nathaniel Brown
87	Hanging Gardens
90	Linda Knox
96	Grant Knox
98	Nigel Wells
101	William Bell
105	Angelique Ward
107	Alastair Comrie
109	David Kosoof
111	Rick Baker
112	Diana Bassick
114	David Cooper
115	DD Family Trust
116	Thomas Dodd
120	Suzanne Gudgeon
121	Vanessa Heath
122	Jennifer Ho
124	Antoinette Jan Kesha
129	Soren Moller
132	Tony Watkins
133	Blair Wood
134	Bell Barbara Ann
142	Andreas Buschalla
143	Lindsay Esler
144	Camilla Hibberd

155	Trelilo
159	Richard James Lunjevich
173	Jill Charlton
186	Ian Vroegop
191	Richard John Sorrenson
193	Rahul Ranchhodji
195	Angelika Ingeburg Tovey
197	Ingrid Vlaanderen
198	Johannes Jacobus Vlaanderen
200	Philip Malcom Granger
205	Jugdish Naran
218	Chez Boon Lim
222	Kathleen Duan and Greg Long
229	Melissa Powell
234	Trussel Architects
249	Lila Pulsford
253	P Todd
266	Sam Cossey
272	Ben and Bronwyn Harman
276	Paul Ralston Bethune
277	Robert Leslie Thomas
278	Stan Jan Augustowicz
288	Astina Jamil
291	Elizabeth Cowie
294	Joseph Nicholas Marinovic
305	Kathryn E Davies
307	Keith Maddison
308	Kim Sinclair
315	Sihan Zhang
328	Herald Island Environmental Group
332	Anna McNaughton
338	Scott Macarthur
350	Nelson Bennett
351	iSolutions
353	Gary and Pam Bonham
354	Ivy Li
366	Gareth Shute
369	Stuart Ray
372	Jeffery Robert Stratton
378	Bradford Dibble
380	Jodie Gabrielle White
391	James Schoch
398	Reuben Dylan Fong
401	Nicole Gadsdon
406	Maria-Cornelia Monice Klug-Versteegen
407	Paul Andrew Lake and Jane Marilyn Lake
414	Galina Stebletsova
420	Mahajabeen Padamsee
423	Witten-Hannah Howard Solicitors
435	Allan Roberts
436	Ari Robertson
440	Brandmedia
442	NZ Nuclear Free Peacemakers

453	Christoph Soltau
455	David Henry Lane
457	Jeremy Crosby
458	Lynley Joy Hunter
461	Zhihao Hu
464	David George Harper
470	Aren Patel
471	Barry Wood
478	Henrietta Wilar
480	Joshua Ho
484	Richard Adams
487	Theresa Chong
509	Claire Stewart
512	Geoff Evans
516	Maryann Savagr
520	Tara Moreton
521	Tatiana Nazarova
524	Accommodation Investment Trust
527	Carla Crabb
529	Douglas Sierra Trust
530	ET Commercial Investments Limited
531	Gareth Hodges
536	Misa Properties Partnership
539	Zora Trust
547	Max Thomson
549	Murali Narayana Swamy
552	Nigel Woodd
553	Noel Reid
555	Peter Cadness Carter
556	Peter Foyston
558	Peter James Don
561	Rachel Roberts
562	Rebecca Brown
574	Shaarina A Taylor
576	Stephen Donovan
579	Wayne Longfield Smith
588	Derek Lane
590	Diana Mary Littler
591	Diane Jelas
595	Gordon Loughnan
599	Grant Forsyth
602	Joan Barkwill
608	John Mark Hewitt
614	John William Smith
617	Jennifer Sutton
621	Lucy Smith
622	Alistair
624	Christine Armstrong
627	Colleen Barbarich
633	Corey
642	Anton Petryakov
645	Claire Stevens
650	Charles Gordon Willmer

651	Clem Wilson
662	Jennifer Clements
663	Naomi Thoms
665	Bosnyak Investment Limited
670	Marc ter Beek
674	Jackie McCormick
676	Irene Mansell
680	Jackie Bergstrom
682	Gillian Bonnett
684	Bruce John Courtney
691	Richard Pamatatau
692	Kristen Jane and John Douglas Parlane
695	Heidi Ruth Baker
699	Richard H
711	Jessica de Heij
715	Sharon Eve Lightfoot
717	Cockle Bay Residents and Ratepayers Association Inc.
720	Yvonne Diack
756	Simarpreet
765	Shane Wood
779	Janet Elizabeth Hughes and Russell Frederick Hughes
780	Reydon Place Residents Society Incorporated
783	Tony Wrightson
786	Kim Maree Lempriere
789	John & Cathy Wildermoth
795	Margaret Teesdale
796	Carolyn Ranford
799	Valerie Fearon
810	Sally Louise Lawrence
811	Michael Lowe
812	Iain McManus
813	Gaynor Steel
814	Albert Harison Waalkens
817	Helene Brownlee
821	Maureen Harris
825	Robert William Lack
828	Jon Moses and Maryrose Morgan-Coakle
833	Waterchild Ltd
839	Russell Property Group
841	Villages of New Zealand Limited
847	Vanessa Earles
852	Sarah Menzies
860	Mr Nigel Rapson
861	Mrs Sharon Rapson
862	Richard Walker
867	Kimberley Cullen
871	Property Council New Zealand
872	Heritage New Zealand Pouhere Taonga
873	Kāinga Ora
877	Aptus Holdings Limited
884	Linda Haynes
885	Neil B Woodhams
887	Richard Beca

891	Thomas and Emily Barou
893	Land for Housing Programme within the Ministry of Housing and Urban Development
894	Independent Māori Statutory Board
895	Ngāti Whātua Ōrākei Group
896	Ara Poutama Aotearoa the Department of Corrections
897	Catholic Diocese of Auckland
898	Cornwall Park Trust Board
899	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development
901	Metlifecare Limited
915	Barbara Sommerville
922	Kerry and Amanda Deane
924	Teresa Mayo
933	Kevin Xia
939	Auckland Council
940	Transpower New Zealand Limited:
943	Mariposa Ltd
948	Remuera Heritage Inc
949	Piper Properties Consultants Limited
951	Eden Epsom Residential Protection Society Incorporated
976	Judith Gayleen Mackereth
982	Brett Huband
983	Daniel Robert
988	Summerset Group Holdings Limited
1003	Bruce Anderson
1007	Tony Fair
1008	Summerset Villages Warkworth Limited and Summerset Villages Ellerslie Limited
1013	Noel Thompson
1014	Murray Giblin
1023	Jeffrey Hopper
1028	Gillian Smith
1031	Dianne Giles
1034	Christine Handford
1036	Catherine H Peters and Jonathan B Anyon
1064	M and L Investments
1069	New Zealand Defence Force
1070	NZL Property Trust
1071	Channel Terminal Services Ltd
1073	Fulton Hogan Land Development Limited
1076	Hudson Retirement LP
1079	The Coalition for More Homes
1081	Vector Limited
1084	Te Ākitai Waiohū Waka Taua Incorporated Society (Te Ākitai Waiohū)
1085	The Tree Council
1086	Sonn Group
1087	Kiwi Property Group Limited
1089	The General Trust Board of the Diocese of Auckland
1098	Elizabeth Ann Greenslade
1099	Kerryn M. Downey
1100	Z Energy Limited
1103	Mason Investments Limited
1105	Matvin Limited
1110	Wyborn Capital Limited
1114	Diane Dorothy Maloney

1120	Victoria and Phillip Lowe
1125	Shudong Fang
1131	Ryan Moran
1133	Claire Schoeller
1160	Ian and Pam Holdaway
1168	The Subdivision Company Limited
1172	Sunita Azariah
1176	Christine Karen Chrystall
1177	Eric George Bennett
1179	James Staples
1187	John S Watkins
1191	Anthony Jock Schoeller
1202	Brad Allen
1205	Charissa Snijders
1206	Daniel Graham Maier-Gant
1213	May Cao
1228	Anna Jones
1231	Philip Chares Myhre
1232	Julie Nicholls
1245	Geoffrey John Beresford
1246	John Beaumont
1250	Margaret Corston
1253	Monique Davey
1259	Gillian Suzanne Hadfield
1263	Kathryn Langstone
1286	Christopher George Fraser
1289	Alain Bourgogne
1295	John & Jocelyn Woodhall
1318	Eastern Bays Songbird Project
1329	Varun Pushp Shandil
1336	Toka Tū Ake EQC
1351	CHL (Carriss Holdings Limited)
1354	Sue Hall
1359	Hugh Green Limited
1363	Brian Sharplin
1386	Elizabeth Rae Westbrooke and Paul Andre Nichols-Marcy
1392	Stephen Roger Goodman
1395	Mount St John Residents Group Incorporated
1396	Adam Muncey
1397	Adrian Hall
1401	Angela Joy Goodwin
1402	Anita Naran
1405	Braden Longdell
1406	Campbell Doerr
1407	Carly Gunn
1410	Christine Henderson
1415	David Frank Knights
1421	Drury Stephen Parsons
1422	Elizabeth Grudnoff
1426	Gareth Roberts
1436	James Gardner
1438	Janet Holtrigter
1439	Janne Margaret Pender

1443	Jill Carole Parsons
1446	John Arthur Harrison
1447	John Cloney
1448	Jolanda Stewart
1452	Kathleen I Kennedy
1453	Kelly Simon Sharp
1456	Kirsty and Brendan Vercoe
1470	Apec Equity Ltd
1472	Charles Hadfield
1473	Clare Lois Jacobson
1474	College Hill Investments Ltd
1475	Dame Lesley Max
1477	Dr Douglas P L Hunt
1483	James Nicoll
1484	Kate Watson
1487	Takapuna Residents Association
1515	David Colin Stuteley
1524	Kit Howden
1528	May de Silva
1530	Nicholas William Rabjohns
1543	Winton Land Limited
1549	Fuyala Family Trust
1559	Michael Allen
1560	Melissa Bedwell
1575	Auckland Branch Committee, Te Kāhui Whaihanga New Zealand Institute of Architects
1577	Maria Snijders
1583	Roderick Inglis
1584	30 Hospital Road Limited Partnership
1585	Gibbonsco Management Limited
1586	Shundi Tamaki Village Limited
1599	Christine Druce
1614	Stuart Bode and Jan Hewitt
1616	Scrumptious Fruit Trust
1621	Maureen Forrester
1629	Jyothi Madanlal
1674	Mrs Wendy Bailey
1677	Alan and Diane Wallace
1684	Pieter Hopkins
1699	Jocelyn Burlton-Bennet
1701	Brent Gladding
1702	Caroline Rose Crumpton
1708	Bucklands and Eastern Beaches Ratepayers and Residents Association
1713	Sarah Caroline Cammell
1717	Sarah C
1719	Sue McElroy
1731	David Harold Bryan
1736	Henry Patrick James Ibbertson
1744	Fiona Moran
1745	Motu Design
1748	Andries Popping
1752	Jacqueline Jane Ross
1753	Sam Shears
1758	Janice Tylden

1761	C and V Family Trust and the Ruthmarie Trust
1762	The Rosanne Trust
1765	Samson Corporation Limited and Sterling Nominees Limited
1769	Anne Perratt
1771	Terry Zeng
1774	KMB Construction Ltd
1780	Excel Bloom Limited, Chun Sum Lam, Excel Billion Limited, Excel Wealth Limited, 285 Red Hill Limited, Fong's Investment Limited
1781	Build Rich Limited
1787	Bill Patterson, Ken Wickenden and Richard Wilburn
1790	Anita Yahya
1809	M & K Atkins Limited
1814	Ian Peter Cassidy
1816	Kelven Yu
1819	Michelle Hull
1820	Nigel Ronald Hoskin
1822	Stuart Keith Cameron
1825	Thelma Yvonne Auger
1831	Anna Hoskin
1832	Boezo limited
1838	Donald Putan
1843	Fiona Garrett and Steve Garrett
1849	Ipshita Arora and Gagan Deep Singh
1850	James Hu
1854	John Sadler
1862	Mingo Alexander Innes
1873	69 Roberta Avenue Limited
1876	Sweet New Zealand Partnership Limited
1880	Virginia Gaye Bunker
1893	South Epsom Planning Group
1900	Howick-Pakuranga Grey Power
1902	Diana Jane Elliot
1903	Don Oakly
1905	Ngati Tamaoho Te Tai Ao Unit
1906	Elizabeth Burton Craig
1907	Elizabeth Naida Brown
1908	Erin Lawn
1909	Ernest and Gillian Willoughby
1910	Frances Loo
1911	Glen McCabe
1912	Graham Leonard Pettersen
1914	Iain Rea
1915	Jack Gibbons
1916	Jan Shaw
1917	Laurence Peter Charman and Caroline Cameron Charman
1918	Citizens Against the Housing Act 2021 (Catha21)
1919	Michele Parsons
1921	Paul Manning
1922	Raman Pal
1923	Sandra Louise Caulton
1925	Simon Esling
1926	Grey Power North Shore Inc
1931	Jeri Misa

1932	Jessica Wiseman
1933	Joanna Bason and Brad Bason
1941	Joshua Waterman
1942	Kate Saunders
1943	Kristen Greenfield
1946	Lichelle Ngawini
1947	Lindsey O'Brien
1948	Lucas and Max Ltd
1950	Herne Bay Residents' Association Incorporated
1951	Marian Kohler
1952	Future Sustainable Design Limited
1957	Nathan Gonzales
1962	Aedifice Property Group
1974	Campbells Bay Holdings Limited
1976	Susan King and Abe King
1979	Ruth Natalie Allan and Douglas Andrew Allan
1982	Dalkara GP Limited
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2004	Peter Harrison
2006	Richard Norwood
2009	Ronald Francois
2010	Sally Ann Haysom
2012	Samantha Jukes
2013	Solange Francois
2020	Counties Energy Limited
2025	Greater Auckland
2033	Classic Group
2035	Euroclass Limited
2036	Evans Randall Investors Ltd
2039	Industre Property Tahī Limited
2041	Neilston Homes
2044	Ronald Evan Young
2045	82-96 Arney Road and 2-4 Wharua Road
2046	Garry Raymond Queenin
2047	Daryl Jane Queenin
2049	Waka Kotahi
2054	Katherine Grace de Courcy
2070	Valerie Cole
2077	David Mark Holton
2085	Margaret Strid
2133	Fiona Mackenzie
2183	David Alison
2186	Philip Goddard
2187	Matthew Brajkovich
2188	Milford Centre Limited
2201	Freemans Bay Residents Association Incorporated
2207	Aston Investment Corporation
2211	Gregory Lawrence Smith
2212	Kenny Desmond Brennan
2217	Paul Culley and Annette Kann
2220	Phillipa Goddard
2222	Carole & Rato Brajkovich
2228	Ms Linda Hamilton

2234	Franklin Heights Ltd
2238	Beachlands South Limited Partnership
2240	Stratis Body Corporate
2241	Karl Schweder
2243	Buildcorp Management Limited
2244	Daniel & Hazel Simons
2245	Gordon Adam
2246	Jemma Glancy
2247	St John
2248	Stuart P.C. Ltd
2252	Kevin Donald McLean
2257	Ryman Healthcare Limited
2262	Central Park Henderson Business Association Inc. (CPHBA)
2264	Susan Marion Hamp
2269	Ms Amy Margaret Parlane and Mr Leslie James Parlane
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2275	Richard Hanson
2286	Civic Trust Auckland
2287	Christine Ball
2293	Susan Elizabeth Keaney
2298	Mr Richard Brabant
2303	Templeton Group
2305	Keith Vernon
2321	Peter McNee
2323	Graham Parfitt
2324	William Peake
2342	Amanda Hill
2372	Alicia Bullock and Chris Bullock
2377	Rosemarie Gough
2384	Caroline Chapman and Mark Stachurski
2386	Zeo Limited
2391	Robyn Floyd
2392	Ngāti Te Ata Waiohua

Further Submission Number	Further Submitter
FS01	William Jeffrey Bell
FS06	Balmoral Residents Association Incorporated
FS13	Keith Law
FS15	Fulton Hogan Land Development
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
FS31	Astina Jamil
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
FS53	Christopher George Fraser
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS58	Latitude 37 Bodies Corporate
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 McMahon
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
FS111	Lambert Hoogeveen
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS120	Waipu Trust
FS123	Upland Realty Ltd
FS130	Misa Properties Partnership
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS140	Beach Haven Road Apartments Limited
FS141	Cockle Bay Residents and Ratepayers Association Inc.
FS142	Independent Māori Statutory Board
FS143	Patrick Richard Forrester
FS151	Seaview Road Residents Group
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
FS154	Bell Family Trust and Hoare & Co
FS155	Donald James Lyon and Catherine Elizabeth Lyon and the Donald and Catherine Lyon Trust
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS162	The Subdivision Company Ltd
FS164	Parnell East Community Group
FS165	Aren Patel
FS168	Tatiana Nazarova
FS169	CH Ventures Ltd
FS171	BA Trustees Ltd
FS176	BeGroup NZ Limited ("BeGroup")
FS177	John Colebrook
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS185	Charles H Levin
FS186	Sheila McCabe
FS187	Orewa Developments Ltd
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
FS220	Counties Energy Limited
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS250	Citylife Investments Eight Ltd
FS251	Diana Coleman
FS253	Bill Endean and Christine Endean
FS254	Exponential Properties Ltd
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith
FS261	Herald Island Environmental Group
FS263	Herne Bay Residents Association Inc.
FS265	Karaka Harbourside Estates Limited
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS275	Charissa Snijders
FS277	Steven and Shirley Wang
FS278	Apec Equity Limited
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter
FS280	Stephanie Radcliffe
FS281	Kāinga Ora – Homes and Communities
FS283	Heritage New Zealand Pouhere Taonga
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
FS289	Andries Popping
FS290	Brett Carter
FS296	Character Coalition Incorporated
FS298	Woodside Trust
FS299	Mariposa Ltd
FS300	Al Acland and Margot Acland
FS302	Pawel Grochwicz and Joanna Grochwicz
FS303	Paul Mead and Sara Mead
FS305	Julie Inglis
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS310	Shildon Ltd
FS313	Dilworth Trust Board
FS314	Jeff Lowrey

FS315	Margaret Bilisland
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
FS328	Ellper Holdings Limited
FS331	The Kilns Limited
FS334	Kate Cooke
FS340	Foodstuffs North Island Limited
FS341	Christopher Robert Smale
FS344	EnviroNZ Limited
FS347	Scentre (New Zealand) Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS360	Patrick Faigan and Maryann Savage
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS367	Dalkara GP Limited
FS371	J&S West Trading Limited
FS380	JL Trust
FS373	Thomas John Kennedy
FS374	Charles and Nancy Liu
FS379	Mission Bay Kohimarama Residents Association
FS382	OGC2 Limited
FS384	Retirement Villages Association of New Zealand Incorporated
FS386	Ryman Healthcare Limited
FS387	Karl Schweder
FS388	Pam Shearer
FS392	Viaduct Harbour Bodies Corporate
FS393	Zanj Ltd
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
FS406	Franklin Heights Limited
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS414	Herald Island Residents and Ratepayers Association
FS415	Howick Ratepayers and Residents Association [HRRA].
FS418	JL Family Trust

FS420	Trevor Lund
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS428	The Rosanne Trust
FS429	Freemans Bay Residents Association
FS430	Red Rhino Limited and Airport Rent A Car Limited
FS432	Sally Helen Jacobson
FS433	The Seaview Road Residents Group
FS436	D and AP and J Bow and others
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)
FS443	The Fuel Companies
FS446	Box Property Investments Ltd
FS450	Wayne Patrick Donnelly
FS451	Transpower New Zealand Limited
FS455	Bobby Gong
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS460	Fletcher Residential Limited
FS461	Hugh Green Limited
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig
FS472	North Eastern Investments Limited
FS473	Paul Culley and Annette Kann
FS478	Yang Yang
FS486	Diane Dorothy Maloney
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS495	Robertson Boats Limited and Conrad Robertson
FS497	Matakana 2020 Limited
FS498	Brampton House Design Ltd
FS499	Robyn Alexander and Katherine Heatley
FS501	Falls Road LP
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
FS511	Angelique Ward
FS515	Jessica Ward
FS522	Sally Ann Haysom
FS523	Sue McElroy
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 001 Plan making and procedural – Development capacity analysis

Draft Parties and Issues Report

Released on 20 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.



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	2
2.1. Parties to this topic.....	2
2.2. Submission coding topics and subtopics	3
2.3 Panel Directions	3
2.3.1 Direction for all submitters	3
2.3.2 Direction for Auckland Council.....	3
3 Documents from the pre-hearing events	4
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence	4
4 Summary of pre-hearing event outcomes	4
4.1 Expert conferencing outcomes	5
4.2 Mediation outcomes	5
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	5
4.4 Aligned pre-hearing outcomes from other topics	6
5 Hearing Session/s	6
Appendix 1: List of parties	6

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 001 Plan making and procedural – Development capacity analysis		
<i>This hearing topic relates to submissions which analysed the ability of the operative Auckland Unitary Plan and the proposed Intensification Planning Instrument – Plan Change 78 to provide for future development capacity in Tāmaki Makaurau Auckland.</i>		
<i>This topic relates to submissions concerning proposed Plan Change 78 and its suitability at a high level, rather than those concerned with specific provisions.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>No parts of the notified provisions of PC 78 relate to this topic</i>	<i>N/A</i>	<i>N/A</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Related topic provisions		
<i>001 Plan making and procedural</i>		
<i>002 MDRS response</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	39
Total number of primary submission points	41
Total number of primary submitters who wish to be heard	18
Total number of further submitters	123
Total number of further submission points	130
Total number of further submitters who wish to be heard	116

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
Plan making and procedural	Development capacity analysis

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
Expert Witnesses Joint Statement	N/A	
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:	N/A
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	N/A
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

001I Plan making and procedural – Development capacity analysis	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
17	Tim Cantlon
22	Upland Realty Ltd
98	Nigel Wells
161	Bruce Michael O'Brien
181	Paul Wood
325	Jinxi Xie
392	Simon Yates
544	Mary Louise Keearney
580	Yuva Adhikary
668	Liadan Cotter
669	Lynette Brumby
819	Jo Hall
872	Heritage New Zealand Pouhere Taonga
888	Simon Ingram
891	Thomas and Emily Barou
922	Kerry and Amanda Deane
1034	Christine Handford
1265	Kay Miller
1399	Alex Price
1406	Campbell Doerr
1490	Russell Jones
1573	Ross Kenneth McCarthy
1575	Auckland Branch Committee, Te Kāhui Whaihanga New Zealand Institute of Architects
1614	Stuart Bode and Jan Hewitt
1616	Scrumptious Fruit Trust
1660	Grant McMillan
1713	Sarah Caroline Cammell
1722	Sentinel Planning Ltd
1847	Heather Robinson
1851	Jennifer Scott
1890	Bill O'Brien
1930	Jed Robertson
2044	Ronald Evan Young
2045	82-96 Arney Road and 2-4 Wharua Road
2085	Margaret Strid
2287	Christine Ball
2353	Milford Residents Association Inc
2362	Shane Pratt
2363	Wu Yong

Further Submission Number	Further Submitter
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
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
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

FS122	Grant Dickson
FS135	Cameron Loader
FS139	Oscar Fransman
FS141	Cockle Bay Residents and Ratepayers Association Inc.
FS143	Patrick Richard Forrester
FS155	Donald James Lyon and Catherine Elizabeth Lyon and the Donald and Catherine Lyon Trust
FS156	Pieter Lionel Holl
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
FS250	Citylife Investments Eight Ltd
FS263	Herne Bay Residents Association Inc.
FS271	Thomas Purkis
FS272	Trevor Purkis
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS296	Character Coalition Incorporated
FS298	Woodside Trust
FS305	Garry Downs
FS306	Fi Groves
FS309	Carolyn Reid
FS318	David Alison
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
FS388	Pam Shearer
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS409	Janet Grant
FS410	Grey Lynn Residents Association

FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS433	The Seaview Road Residents Group
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS456	Tom Birdsall
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
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 002 MDRS Response

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. 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.



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	4
2.1. Parties to this topic.....	4
2.2. Submission coding topics and subtopics	5
2.3 Panel Directions	5
2.3.1 Direction for all submitters	5
2.3.2 Direction for Auckland Council.....	5
3 Documents from the pre-hearing events	5
3.1 Topic pre-hearing documents.....	5
3.2 Independent expert evidence	6
4 Summary of pre-hearing event outcomes	6
4.1 Expert conferencing outcomes	6
4.2 Mediation outcomes	7
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	7
4.4 Aligned pre-hearing outcomes from other topics	7
5 Hearing Session/s	8
Appendix 1: List of parties	8

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 002 Medium Density Residential Standards (MDRS)		
Response		
<i>This hearing topic relates to submissions on the implementation and provisions of the Medium Density Residential Standards (MDRS)</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A</i>	<i>Introduction</i>	<i>A1.8 A1.8.2</i>
<i>Chapter E – Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>E38.1 E38.2(11) E38.3(13), E38.3(33), E38.3(34), E38.3(35). E38.4.2 E38.5 E38.8.1A.1, E38.8.1A.2 E38.11.1(2), E38.11.2(2)</i>
<i>Chapter H Zones</i>	<i>H3 Residential – Single House Zone</i>	<i>H3.1</i>
	<i>H3A – Residential – Low Density Residential Zone</i>	<i>H3A, H3A.1 H3A.2 (1, 4, 12-13) H3A.3 (7, 18-22) H3A.4 H3A.5 H3A.6.8, H3A.6.9, H3A.6.12, H3A.6.14, H3A.6.15, H3A.6.16 H3A.7, H3A.8</i>

	<i>H4 Residential – Mixed Housing Suburban Zone</i>	<i>H4.1</i>
	<i>H5 Residential – Mixed Housing Urban Zone</i>	<p><i>H5.1, H5.2, H5.3 , H5.4.1</i></p> <p><i>H5.5 (H5.6.3A, H5.6.4, H5.6.5, H5.6.6, H5.6.7, H5.6.8, H5.6.10, H5.6.11, H5.6.12, H5.6.14, H5.6.18)</i></p>
	<i>H6 Residential – Terrace Housing and Apartment Building zone</i>	<p><i>H6.1</i></p> <p><i>H6.2(A1,), H6.2(B1)</i></p> <p><i>H6.3(A1), H6.3(B1), H6.3(C1), H6.3(D1), H6.3(E1), H6.3(4), H6.3(5), H6.3(6).</i></p> <p><i>H6.4.1</i></p> <p><i>H6.5</i></p> <p><i>H6.6.4A Number of Dwellings per site.</i></p> <p><i>H6.6.5(1)(a) Building height</i></p> <p><i>H6.6.6 Height in relation to boundary</i></p> <p><i>H6.6.9 Yards</i> <i>H6.6.11(1) Building coverage</i></p> <p><i>H6.6.12 (A1) – (A2) Landscaped area</i></p> <p><i>H6.6.13 (A1) Outlook space;</i></p> <p><i>H6.6.15 (A1) – (B1) Outdoor living space</i></p> <p><i>H6.6.19(1) Windows to street and private vehicle and pedestrian accessways</i></p>

<i>Chapter J Definitions</i>	<i>J1 Definitions</i>	<i>Relevant residential zone</i>
<i>Map Viewer</i>		
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Plan Change 80</i>		
Related topic provisions		
<i>Topic 001 Plan making and procedural</i>		
<i>Topic 008 Urban Environment</i>		
<i>Topic 015 Residential Zones</i>		
<i>Topic 018 Subdivision</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	64
Total number of primary submission points	77
Total number of primary submitters who wish to be heard	28
Total number of further submitters	21
Total number of further submission points	27
Total number of further submitters who wish to be heard	19

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
001 Plan making and procedural	001A Consultation and engagement
	001D Central Government processes
002 MDRS Response	002 MDRS Response

2.3 Panel Directions

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

2.3.1 Direction for all submitters

See hearing page for details: [Plan change 78 - Opposing and Supporting Submissions Hearing](#)

[Direction 20 February 2023 - Hearing Direction](#)

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>PC 78 - Opposing and Supporting Submissions Hearing - Evidence Documents</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> <p>Refer to this link to view the recordings</p> <p>PC 78 - Opposing and Supporting Submissions Hearing - Recordings</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:	N/A
Date evidence requested:	N/A
Date evidence received:	N/A

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	N/A
Summary of matters outstanding	N/A
Other matters	N/A

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	002
Parties to the agreement	N/A
Outcomes	N/A - No agreements were reached prior to the hearing.
Date received	

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 002 Medium Density Residential Standards (MDRS) Response	
This topic will be heard by a Full Panel	
Date hearing commenced:	28 March 2023
Date hearing completed:	28 March 2023

Appendix 1: List of parties

Topic 002 MDRS Response Submitter Number and Name	
Sub #	Submitter Name
6	Thomas Loo
55	Simon Garner
64	Craig Fraser
146	Mark Powell
163	Lesley Ward
250	Ian McNeill
290	Barry Owen Gillard
305	Kathryn E Davies
404	Simon Jeremy Kember
415	Ian Howat Steel
453	Christoph Soltau
535	Lesley Hollewand
610	Jennifer McKay
635	Anne Gifford
638	Angela Hughes
644	Bernard Rex Sellar
647	Camille van Diepenbrugge
677	Helen Hickford

686	Mark Andrew Croudace
702	Cher Reynolds
751	B Luff
800	Sarah McEntee
811	Michael Lowe
828	Jon Moses and Maryrose Morgan-Coakle
833	Waterchild Ltd
903	Franco Belgiorno-Nettis
1071	Channel Terminal Services Ltd
1120	Victoria and Phillip Lowe
1128	Darcy Lange
1156	Ross Stevenson
1202	Brad Allen
1303	James Stuart Taylor
1429	Grant Wackrow
1472	Charles Hadfield
1515	David Colin Stuteley
1516	Denise Cardy
1519	Gillian Wilma
1531	Robert Banks
1581	Owen Simon Woodhouse
1606	Julie Inglis
1621	Maureen Forrester
1638	Daniel Moore
1639	Sarah Sturge
1708	Bucklands and Eastern Beaches Ratepayers and Residents Association
1718	Stuart Kirk
1721	Tom Pasley
1727	Susan Frances Ward
1728	Susan Wildermoth
1735	Jacqui Ellis
1745	Motu Design
1857	Karin Galle
1871	Ricky Tjahjadi
1903	Don Oakly
1908	Erin Lawn
1927	Jacques Losken
1960	Olivier Lawer
2077	David Mark Holton

2084	Urban Auckland
2159	Ms Paula Vidovich
2215	Rebecca Macky
2268	Adair Robyn Potter
2377	Rosemarie Gough
2382	Michelle Green
2391	Robyn Floyd

Topic 002 MDRS Response Further Submitter Number and Name	
Further Sub #	Further Submitter
FS177	John Colebrook
FS185	Charles H Levin
FS210	Alan McArdle
FS234	Emerald Group Limited
FS266	Judith Gayleen Mackereth
FS275	Charissa Snijders
FS281	Kāinga Ora – Homes and Communities
FS300	Al Acland and Margot Acland
FS301	Roderick Inglis
FS302	Pawel Grochwicz and Joanna Grochwicz
FS303	Paul Mead and Sara Mead
FS306	Julie Inglis
FS307	Julie Inglis
FS344	EnviroNZ Limited
FS365	Civic Trust Auckland
FS380	Daniel Moore
FS398	Citizens Against The Housing Act
FS415	Howick Ratepayers and Residents Association [HRRA].
FS420	Trevor Lund
FS443	The Fuel Companies
FS524	69 Roberta Avenue Limited