

Parties and Issues Reports

Volume 2

Updated 19 June 2023

Plan Change 80

Topic 003 to Topic 006

Plan Change 78

Topic 007 – all subtopics

Outside Urban Environment

Topic 008

Urban Environment

Topic 009 – all subtopics

Qualifying Matters A - I

Contents:

Topic	Page Number
003 PC 80 Well-Functioning Urban Environment – updated 26 April 2023	3
004 PC 80 Climate Change Resilience	13
005 PC 80 Qualifying Matters	25
006 PC 80 RPS Other matters	38
007A PC78 Outside Urban Environment - Excluded from IPI - updated 15 May 2023	48
007B PC78 Outside Urban Environment - Future Urban Land Proposals – updated 15 May 2023	60
007C PC78 Outside Urban Environment - SHA Precincts – updated 15 May 2023	72
008 PC78 Urban Environment - updated 22 March 2023	84
009A PC78 Qualifying Matters A-I - Appropriateness of QMs (A-I) – updated 23 March 2023	123
009B PC78 Qualifying Matters A-I - Wetland Management – Updated 23 March 2023	136
009C PC78 Qualifying Matters A-I - Significant Ecological Areas – Updated 11 May 2023	147
009D PC78 Qualifying Matters A-I - Outstanding Natural Landscapes and Outstanding Natural Features – Updated 20 April 2023	161
009E PC78 Qualifying Matters A-I - Outstanding Natural Character and High Natural Character – updated 26 April 2023	172
009F PC78 Qualifying Matters A-I - Waitākere Ranges Heritage Area – updated 23 March 2023	183
009G PC78 Qualifying Matters A-I - Maunga Viewshafts and Height Sensitive Areas – updated 23 March 2023	194
009H PC78 Qualifying Matters A-I - Historic Heritage – updated 23 March 2023	208
009I PC78 Qualifying Matters A-I - Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga – updated 23 March 2023	225
009J PC 78 Qualifying Matters A-I - Significant Natural Hazards – updated 15 June 2023	236
009K PC78 Qualifying Matters A-I - National Grid – updated 23 March 2023	252
009L PC78 Qualifying Matters A-I - Areas providing public access to Coastal Marine Area, lakes and rivers	262
009M PC78 Qualifying Matters A-I - Strategic Transport Corridors	271
009N PC78 Qualifying Matters A-I - Emergency Management Area - Hazardous facilities and infrastructure: Wiri Terminal and Wiri LPG Depot	281
009O PC78 Qualifying Matters A-I - Open Space	290
009P PC78 Qualifying Matters A-I - Gas Transmission Pipeline	298
009Q PC78 Qualifying Matters A-I – Designations – updated 23 March 2023	307
009R PC78 Qualifying Matters A-I - Aircraft Noise – updated 23 March 2023	319

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 003 PC 80 RPS Well-functioning Urban Environments

Draft Parties and Issues Report
Updated on 26 April 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	3
2.1. Parties to this topic.....	3
2.2. Submission coding topics and subtopics	3
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	6
4.3 Agreements reached between parties outside of formal mediation or expert conference pathway	6
4.4 Aligned pre-hearing outcomes from other topics	7
5 Hearing Session/s	7
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 003 Well-functioning Urban Environments		
<i>This hearing topic relates to submissions on the Well-Functioning Urban Environments aspects proposed to be included in the Regional Policy Statement (RPS).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Within the Auckland Unitary Plan there is a clear policy cascade from the Regional Policy Statement (Chapter B) to the district plan chapters (Chapter C onwards), with close integration between regional and district plan matters. Therefore, the changes relating to ‘well-functioning urban environments’ proposed by Plan Change 80 to Chapter B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form, relate closely to many of the changes proposed by the Intensification Planning Instrument (IPI) Plan Change 78.</i>		
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter B Regional Policy Statement</i>	<i>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>B2.1. Issues</i> <i>B2.2. Urban growth and form</i> <i>B2.3. A quality built environment</i> <i>B2.4. Residential growth</i> <i>B2.5. Commercial and industrial growth</i> <i>B2.7. Open space and recreation facilities</i> <i>B2.8. Social facilities</i> <i>B2.9. Explanation and principal reasons for adoption</i>
Related topic provisions		

Topic 004 PC 80 Climate Change Resilience

Topic 005 PC 80 Qualifying Matters

Topic 006 PC 80 RPS Other Matters

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	44
Total number of primary submission points	313
Total number of primary submitters who wish to be heard	41
Total number of further submitters	32
Total number of further submission points	820
Total number of further submitters who wish to be heard	32

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
003 Well-Functioning Urban Environment	WFUE B2.1. Issues
	WFUE B2.2. Urban growth and form
	WFUE B2.3. A quality built environment

	WFUE B2.4. Residential growth
	WFUE B2.5. Commercial and industrial growth
	WFUE B2.7. Open space and recreation facilities
	WFUE B2.8. Social facilities
	WFUE B2.9. Explanation and principal reasons for adoption
	WFUE Miscellaneous

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsaki.co.nz webpage for documents
Expert Witnesses Joint Statement and attendance sheet		https://www.aucklandcouncil.govt.nz/HearingDocuments/pc80-jws-2023-06-13.pdf
Hearing evidence		Refer to this link:

Pre-hearing documents	Date	Link to www.intensificationhearingsaki.co.nz webpage for documents
		https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=649 for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	<ul style="list-style-type: none"> ▪ The relationship between well-functioning urban environment and quality compact urban form and whether further guidance/explanation is required. ▪ Inclusion of policies on the operation of competitive land and development markets. ▪ Additional policies relating to infrastructure and a well-functioning urban environment. ▪ Whether an additional policy on maximising intensification required.
-----------------------	---

	<ul style="list-style-type: none"> Whether references to “high” quality in policy on open spaces and social facilities enhancing amenity and character of urban environments are required.
Summary of matters agreed	<ul style="list-style-type: none"> The need to clarify the relationship between well-functioning urban environment and quality compact urban form. That changes to objectives and policies on maximising intensification aren’t appropriate or necessary and are already addressed by B2.4.2.
Summary of matters outstanding	All other matters relating to well-functioning urban environments are outstanding and will proceed to hearing.
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	
Summary of matters outstanding	
Other matters	

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *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 003 Well-Functioning Urban Environments	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
05	Carolyn Nimmo
10	Ian McManus
11	Royal Forest and Bird Protection Society of New Zealand Inc Forest and Bird
14	Citadel Capital Limited
15	Fortland Capital Limited
16	Geoffrey John Beresford
17	Auckland International Airport Limited
18	Avant Group Limited
19	BARNZ
20	Eden Epsom Residential Protection Society Incorporated
22	Fletcher Residential Limited
23	Fulton Hogan Land Development
24	Kāinga Ora - Homes and Communities
25	Kiwi Property Group Limited
26	KiwiRail Holdings Ltd
28	Oyster Capital
29	Piper Properties Consultants Limited
31	Russell Property Group
33	Sky City Auckland Ltd
34	Southern Cross Healthcare Limited
36	Transpower New Zealand Limited
37	Villages of New Zealand Limited
38	Waka Kotahi NZ Transport Agency
39	30 Hospital Road Limited
42	Ellper Holdings Limited
43	Gibbonsco Management Limited
45	KTW Systems LP
49	One Mahurangi Business Association OMBA
51	Shundi Management Limited
52	Sonn Group
54	The Kilns Limited
55	Hannah and Colin Thomson
56	Winton Land Limited
57	Beachlands South Limited Partnership
65	Russell Don
70	Charles and Nancy Liu
71	Matvin Group Ltd
72	North Eastern Investments Limited NEIL
75	Precinct Properties New Zealand Limited
76	Red Rhino Limited and Airport Rent A Car Limited
78	Screaton Ltd
80	Templeton Group Limited
82	The University of Auckland
85	Acanthus Limited

Further Submission Number	Further Submitter Name
FS01	Metlifecare Limited
FS02	Eden Epsom Residential Protection Society Incorporated
FS04	New Zealand Defence Force
FS05	Character Coalition Incorporated
FS06	Kāinga Ora
FS07	Wellsford Welding Club
FS08	Foodstuffs North Island Limited
FS09	Kiwi Property Group Limited
FS12	Drive Holdings Limited
FS13	Viaduct Harbour Holdings Limited
FS14	Mark Dolling Andrews
FS15	Alan Clive Stokes
FS16	Citizens Against The Housing Act
FS17	Shildon Ltd
FS19	Auckland International Airport Limited
FS20	Herne Bay Residents Association Inc.
FS21	Transpower New Zealand Limited
FS22	Mariposa Ltd
FS23	Craigieburn Range Trust
FS24	Euroclass Limited
FS25	Highbrook Living Limited
FS26	Investore Property Limited
FS29	Mission Bay Kohimarama Residents Association Incorporated
FS30	North Eastern Investments Limited
FS31	NZ Storage Holdings Limited
FS32	Rock Solid Holdings Limited
FS33	Southern Cross Healthcare Limited
FS34	Stonehill Trustee Limited
FS35	Waka Kotahi NZ Transport Agency
FS36	Fletcher Residential Limited
FS37	Stride Property Limited
FS40	Fabric Property Limited

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 004

PC80 Climate Change Resilience

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	4
2.1. Parties to this topic.....	4
2.2. Submission coding topics and subtopics	4
2.3 Panel Directions	6
2.3.1 Direction for all submitters	6
2.3.2 Direction for Auckland Council.....	6
3 Documents from the pre-hearing events	6
3.1 Topic pre-hearing documents.....	6
3.2 Independent expert evidence	7
4 Summary of pre-hearing event outcomes	7
4.1 Expert conferencing outcomes	7
4.2 Mediation outcomes	7
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	8
4.4 Aligned pre-hearing outcomes from other topics	8
5 Hearing Session/s	8
Appendix 1: List of parties	9

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 004 PC80 Climate Change Resilience		
<i>This hearing topic relates to submissions on Climate Change Resilience aspects proposed to be included in the Regional Policy Statement (RPS) via Plan change 80.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Within the Auckland Unitary Plan there is a clear policy cascade from the Regional Policy Statement (Chapter B) to the district plan chapters (Chapter C onwards), with close integration between regional and district plan matters. Therefore, the changes relating to 'Climate change - Resilience' proposed by Plan Change 80 to Chapter B relate closely to many of the changes proposed by the Intensification Planning Instrument (IPI) Plan Change 78.</i>		
Proposed Auckland Unitary Plan Provisions– Plan Change 80 Non IPI		
<i>Chapter B Regional Policy Statement</i>	<i>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>B2.1 Issues B2.1(1B)</i>
		<i>B2.2 Urban growth and form B2.2.1(1), B2.2.1(5) B2.2.2(2)(l), B2.2.2(7)</i>
		<i>B.2.3. A quality built environment B2.3.1(1)(f) B2.3.2(1)</i>
		<i>B.2.4. Residential growth B2.4.1(1A), 2.4.1(2) B2.4.2</i>
		<i>B2.5. Commercial and industrial growth B2.5.1(2A), B2.5.1(3) B2.5.2 (4), B2.5.2(10A)</i>
		<i>B2.6. Rural and coastal towns and villages B2.6.1(1) B2.6.2(1)</i>

		<p><i>B2.7. Open space and recreation facilities</i> <i>B2.7.1(4)</i> <i>B2.7.2(11)</i></p>
		<p><i>B2.8. Social facilities</i> <i>B2.8.1(4)</i> <i>B2.8.2(7)</i></p>
		<p><i>B2.9. Explanation and principal reasons for adoption</i></p>
	<i>B7. Toitū te whenua, toitū te taiao – Natural resources</i>	<p><i>B7.2. Indigenous biodiversity</i> <i>B7.2.2(5A)</i></p>
		<p><i>B7.3. Freshwater systems</i> <i>B7.3.2(5)</i></p>
		<p><i>B7.4. Coastal water, freshwater and geothermal water</i> <i>B7.4.2(9)</i></p>
		<p><i>B7.7. Explanation and principal reasons for adoption</i> <i>Para 3</i></p>
	<i>B8. Toitū te taiwhenua - Coastal environment</i>	<p><i>B8.2. Natural character</i> <i>B8.2.2(4A)</i></p>
		<p><i>B8.3. Subdivision, use and development</i> <i>B8.3.1(7)</i></p>
		<p><i>B8.4. Public access and open space</i> <i>B8.4.2(1)(d)</i></p>
	<i>B10. Ngā tūpono ki te taiao - Environmental risk</i>	<p><i>B10.2 Natural hazards and climate change</i> <i>B10.2.1(4)</i> <i>B10.2.2(1)</i> <i>B10.2.2(4)</i> <i>B10.2.2(6)</i> <i>B10.2.2(12)</i> <i>B10.2.2(13)</i></p>
		<p><i>B10.3 Land - hazardous substances</i> <i>B10.3.2(2)</i></p>

Related topic provisions
<i>Topic 003 PC80 – Well-functioning Urban Environment</i>
<i>Topic 005 PC 80 – Qualifying Matters</i>
<i>Topic 006 PC 80 – RPS Other Matters</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	43
Total number of primary submission points	352
Total number of primary submitters who wish to be heard	43
Total number of further submitters	30
Total number of further submission points	987
Total number of further submitters who wish to be heard	30

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
004 PC80 Climate Change Resilience	Climate Change Resilience - miscellaneous
	Climate Change Resilience B2.1. Issues
	Climate Change Resilience B2.2. Urban growth and form
	Climate Change Resilience B2.3. A quality built environment
	Climate Change Resilience B2.4. Residential growth
	Climate Change Resilience B2.5. Commercial and industrial growth
	Climate Change Resilience B2.6. Rural and coastal towns and villages
	Climate Change Resilience B2.7. Open space and recreation facilities
	Climate Change Resilience B2.8. Social facilities
	Climate Change Resilience B2.9. Explanation and principal reasons for adoption
	Climate Change Resilience B7.2. Indigenous biodiversity
	Climate Change Resilience B7.3. Freshwater systems
	Climate Change Resilience B7.4. Coastal water, freshwater and geothermal water
	Climate Change Resilience B7.7. Explanation and principal reasons for adoption
	Climate Change Resilience B8.2. Natural character
	Climate Change Resilience B8.3. Subdivision, use and development
	Climate Change Resilience B8.4. Public access and open space
	Climate Change Resilience B10.2 Natural hazards and climate change
	Climate Change Resilience B10.3 Land - hazardous substances

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

Matters raised	
Summary of matters agreed	

Summary of matters outstanding	
Other matters	

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 004 Climate Change Resilience	
This topic will be heard by a Full Panel	
Date hearing commenced:	

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

Appendix 1: List of parties

Topic 004 – PC80 Climate Change and Resilience	
Sub #	Submitter Name
08	Martin and Margaret Evans
10	Ian McManus
11	Royal Forest and Bird Protection Society of New Zealand Inc Forest and Bird
14	Citadel Capital Limited
15	Fortland Capital Limited
17	Auckland International Airport Limited
18	Avant Group Limited
19	BARNZ
20	Eden Epsom Residential Protection Society Incorporated
22	Fletcher Residential Limited
23	Fulton Hogan Land Development
24	Kāinga Ora - Homes and Communities
25	Kiwi Property Group Limited
26	KiwiRail Holdings Ltd
28	Oyster Capital
29	Piper Properties Consultants Limited
30	Ports of Auckland Limited
31	Russell Property Group
33	Sky City Auckland Ltd
36	Transpower New Zealand Limited
37	Villages of New Zealand Limited
38	Waka Kotahi NZ Transport Agency
39	30 Hospital Road Limited
40	Aedifice Development Limited
42	Ellper Holdings Limited
43	Gibbonsco Management Limited
48	Motu Design
49	One Mahurangi Business Association OMBA
51	Shundi Management Limited
52	Sonn Group
55	Hannah and Colin Thomson

56	Winton Land Limited
57	Beachlands South Limited Partnership
64	Diane Giles
65	Russell Don
70	Charles and Nancy Liu
72	North Eastern Investments Limited NEIL
75	Precinct Properties New Zealand Limited
76	Red Rhino Limited and Airport Rent A Car Limited
80	Templeton Group Limited
82	The University of Auckland
84	Squirrel Trust
87	Amy Margaret Parlane

Topic 004 – PC80 Climate Change Resilience	
Further Sub #	Further Submitter
FS06	Kāinga Ora
FS07	Wellsford Welding Club
FS08	Foodstuffs North Island Limited
FS09	Kiwi Property Group Limited
FS10	Russell Don
FS11	The Kilns Limited
FS12	Drive Holdings Limited
FS13	Viaduct Harbour Holdings Limited
FS16	Citizens Against The Housing Act
FS17	Shildon Ltd
FS18	John Gray
FS19	Auckland International Airport Limited
FS21	Transpower New Zealand Limited
FS22	Mariposa Ltd
FS23	Craigieburn Range Trust
FS24	Euroclass Limited
FS25	Highbrook Living Limited
FS26	Investore Property Limited
FS27	Charles and Nancy Liu
FS28	Matvin Group Limited
FS29	Mission Bay Kohimarama Residents Association Incorporated
FS30	North Eastern Investments Limited
FS31	NZ Storage Holdings Limited

FS32	Rock Solid Holdings Limited
FS34	Stonehill Trustee Limited
FS36	Fletcher Residential Limited
FS37	Stride Property Limited
FS38	Ellper Holding Limited
FS39	Red Rhino Limited and Airport Rent A Car Limited
FS40	Fabric Property Limited

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 005 PC 80 RPS Qualifying matters

Draft Parties and Issues Report
Released on 6 March 2022

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	5
2.1. Parties to this topic.....	5
2.2. Submission coding topics and subtopics	6
2.3 Panel Directions	6
2.3.1 Direction for all submitters	6
2.3.2 Direction for Auckland Council.....	6
3 Documents from the pre-hearing events	7
3.1 Topic pre-hearing documents.....	7
3.2 Independent expert evidence	7
4 Summary of pre-hearing event outcomes	8
4.1 Expert conferencing outcomes	8
4.2 Mediation outcomes	8
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	8
4.4 Aligned pre-hearing outcomes from other topics	9
5 Hearing Session/s	9
Appendix 1: List of parties	9

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 005 Plan Change 80 Regional Policy Statement Qualifying Matters		
<i>This hearing topic relates to submissions concerning the inclusion of references to Qualifying Matters in the Regional Policy Statement (RPS).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>References to ‘qualifying matters’ have been added to the RPS through proposed Plan Change 80 to align with concepts introduced in the National Policy Statement on Urban Development. There is a policy cascade from the Regional Policy Statement (Chapter B) to the district plan chapters (Chapter C onwards), with close integration between regional and district plan matters. The references to ‘qualifying matters’ in proposed Plan Change 80 relate to references to ‘qualifying matters’ which occur throughout Intensification Planning Instrument – Plan Change 78.</i>		
<i>The following sections refer specifically to qualifying matters:</i>		
<i>Chapter A Introduction</i>	<i>A1.4.8 Identification of qualifying matters in the Plan</i>	<i>Table A1.4.8.1 Table A1.4.8.2</i>
<i>Chapter D Overlays</i>	<i>Chapter D8 Wetland Management Areas Overlay Chapter D9 Significant Ecological Areas Overlay Chapter D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay D11 Outstanding Natural Character and High Natural Character Overlay D12 Waitākere Ranges Heritage Area Overlay</i>	<i>All provisions D9.1.1. Significant Ecological Areas – Terrestrial (SEA-T) All provisions for subsequent chapters</i>

	<p><i>D13 Notable Trees Overlay</i></p> <p><i>D14 Maunga Viewshafts and Height and Building Sensitive Areas Overlay</i></p> <p><i>D15 Ridgeline Protection Overlay</i></p> <p><i>D16 Local Public Views Overlay</i></p> <p><i>D17 Historic Heritage Overlay</i></p> <p><i>D18 Special Character Areas Overlay</i></p> <p><i>D19 Auckland War Memorial Museum Viewshaft Overlay</i></p> <p><i>D20A Stockade Hill Viewshaft Overlay</i></p> <p><i>D21 Sites and Places of Significance to Mana Whenua Overlay</i></p> <p><i>D24 Aircraft Noise Overlay</i></p> <p><i>D26 National Grid Corridor Overlay</i></p>	
<i>Chapter H Zones</i>	<i>All zones</i>	<i>All provisions relating to qualifying matters</i>
<i>Chapter L Schedules</i>	<p><i>Schedule 1 Wetland Management Areas Schedule</i></p> <p><i>Schedule 3 Significant Ecological Areas – Terrestrial Schedule</i></p>	<i>All provisions</i>

	<p><i>Schedule 6 Outstanding natural Features Overlay Schedule</i></p> <p><i>Schedule 7 Outstanding Natural Landscapes Overlay Schedule</i></p> <p><i>Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule</i></p> <p><i>Schedule 9 Maunga Viewshafts Schedule</i></p> <p><i>Schedule 10 Notable Tree Schedule</i></p> <p><i>Schedule 11 Local Public View Schedule</i></p> <p><i>Schedule 12 Sites and Places of Significance to Mana Whenua Schedule</i></p> <p><i>Schedule 14.1 Schedule of Historic Heritage and Schedule 14.2. Historic Heritage Areas – Maps and statements of significance and Schedule 14.3 Historic Heritage Place maps</i></p> <p><i>Schedule 15 Special Character Schedule, Statements and Maps</i></p> <p><i>Schedule 16 Waitākere Ranges Heritage Area Overlay Subdivision Scheduled Areas / Sites</i></p>	
Proposed Auckland Unitary Plan Provisions Non IPI		

<i>Plan Change 80 Chapter B2 Tāhuhu whakaruruhau ā-taone- Urban growth and form</i>	<i>B2.4. Residential Growth</i>	<i>B2.4.1. (1A) B2.4.2. (2), B2.4.2. (3), B2.4.2. (4), B2.4.2. (5)</i>
	<i>B2.5 Commercial and industrial growth</i>	<i>B2.5.1. (3)(c) B2.5.2.(4)(g)</i>
	<i>B2.9. Explanation and principal reasons for adoption</i>	<i>Paragraph 4</i>
Related topic provisions		
<i>Topic 003 Plan Change 80 Well functioning urban environment</i>	<i>Entire section</i>	
<i>Topic 004 Plan Change 80 Climate change resilience</i>	<i>Entire section</i>	
<i>Topic 006 Plan Change 80 Regional Policy Statement other matters</i>	<i>Entire section</i>	

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	56
Total number of primary submission points	123

Total number of primary submitters who wish to be heard	50
Total number of further submitters	38
Total number of further submission points	1113
Total number of further submitters who wish to be heard	38

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
Qualifying Matters	QM – B2.4 Residential Growth
	QM – B2.5 Commercial and industrial growth
	QM – B2.9. Explanation and principal reasons for adoption
	QM - Miscellaneous

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 005 Plan Change 80 Regional Policy Statement Qualifying Matters	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
03	Robert Mark Graham
06	Simon Nicolaas Peter Onneweer
08	Martin and Margaret Evans
09	Jane Neill
10	Ian McManus
12	John Mackay
13	The Fuel Companies
16	Geoffrey John Beresford
17	Auckland International Airport Limited
18	Avant Group Limited
19	BARNZ
20	Eden Epsom Residential Protection Society Incorporated
22	Fletcher Residential Limited
23	Fulton Hogan Land Development
24	Kāinga Ora - Homes and Communities
25	Kiwi Property Group Limited
26	KiwiRail Holdings Ltd
27	Mariposa Ltd
28	Oyster Capital
29	Piper Properties Consultants Limited
31	Russell Property Group
32	Shildon Ltd
33	Sky City Auckland Ltd
35	The Coalition for More Homes
36	Transpower New Zealand Limited
37	Villages of New Zealand Limited
38	Waka Kotahi NZ Transport Agency
39	30 Hospital Road Limited
43	Gibbonsco Management Limited
44	Alan and Jamie Hellyer
45	KTW Systems LP
46	Trevor Lund
47	Elliot Bryan McCullough
48	Motu Design
50	Catherine Rae
51	Shundi Management Limited
52	Sonn Group
55	Hannah and Colin Thomson
56	Winton Land Limited
57	Beachlands South Limited Partnership
59	Caroline Patricia Boyle
61	Lynne Butler
62	The Chloride Trust
67	First Gas Group Ltd
70	Charles and Nancy Liu
72	North Eastern Investments Limited NEIL
75	Precinct Properties New Zealand Limited
76	Red Rhino Limited and Airport Rent A Car Limited
78	Screaton Ltd
80	Templeton Group Limited
82	The University of Auckland

83	Keith Vernon
85	Acanthus Limited
87	Amy Margaret Parlane
88	Zeo Limited

Further Submission Number	Further Submitter Name
FS01	Metlifecare Limited
FS02	Eden Epsom Residential Protection Society Incorporated
FS03	Seaview Road Residents Group
FS04	New Zealand Defence Force
FS05	Character Coalition Incorporated
FS06	Kāinga Ora
FS07	Wellsford Welding Club
FS08	Foodstuffs North Island Limited
FS09	Kiwi Property Group Limited
FS10	Russell Don
FS11	The Kilns Limited
FS12	Drive Holdings Limited
FS13	Viaduct Harbour Holdings Limited
FS14	Mark Dolling Andrews
FS15	Alan Clive Stokes
FS16	Citizens Against The Housing Act
FS17	Shildon Ltd
FS18	John Gray
FS19	Auckland International Airport Limited
FS20	Herne Bay Residents Association Inc.
FS21	Transpower New Zealand Limited
FS22	Mariposa Ltd
FS23	Craigieburn Range Trust
FS24	Euroclass Limited
FS25	Highbrook Living Limited
FS26	Investore Property Limited
FS27	Charles and NancyLiu
FS28	Matvin Group Limited
FS30	North Eastern Investments Limited
FS31	NZ Storage Holdings Limited
FS32	Rock Solid Holdings Limited
FS34	Stonehill Trustee Limited
FS35	Waka Kotahi NZ Transport Agency
FS36	Fletcher Residential Limited
FS37	Stride Property Limited
FS38	Ellper Holding Limited
FS39	Red Rhino Limited and Airport Rent A Car Limited
FS40	Fabric Property Limited

The National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 006 PC80 RPS Other Matters

Draft Parties and Issues Report
Released on 6 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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	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	5
3.1 Topic pre-hearing documents.....	5
3.2 Independent expert evidence	5
4 Summary of pre-hearing event outcomes	6
4.1 Expert conferencing outcomes	6
4.2 Mediation outcomes	6
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	6
4.4 Aligned pre-hearing outcomes from other topics	7
5 Hearing Session/s	7
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 006 PC80 RPS Other matters		
<i>This hearing topic relates to submitters' proposals to include additional matters in the Regional Policy Statement (RPS). These generally seek to ensure development capacity is more responsive to market demands.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>This topic does not directly relate to any proposed Auckland Unitary Plan Provisions (IPI). The policy cascade from the RPS to the district / regional plan chapters (Chapter C onwards) mean that any changes from this topic may require consequential considerations in other chapters of the AUP.</i>		
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter B Regional Policy Statement</i>	<i>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>B2.1 Issues</i> <i>B2.2 Urban growth and form</i> <i>B2.3 A quality built environment</i> <i>B2.4 Residential growth</i> <i>B2.5 Commercial and industrial growth</i> <i>B2.6 Rural and coastal towns and villages</i> <i>B2.7 Open space and recreation facilities</i> <i>B2.8 Social facilities</i> <i>B2.9 Explanation and principal reasons for adoption</i>
	<i>B3 Ngā pūnaha hanganga, kawekawe me</i>	<i>B3.3 Transport</i>

	<p><i>ngā pūngao - Infrastructure, transport and energy</i></p> <p><i>B4 Te tiaki taonga tuku iho - Natural heritage</i></p> <p><i>B7. Toitū te whenua, toitū te taiao – Natural resources</i></p> <p><i>B8. Toitū te taiwhenua - Coastal environment</i></p> <p><i>B10. Ngā tūpono ki te taiao - Environmental risk</i></p>	<p><i>B4.3 Viewshafts</i></p> <p><i>B7.2 Indigenous biodiversity</i></p> <p><i>B7.3 Freshwater systems</i></p> <p><i>B7.4 Coastal water, freshwater and geothermal water</i></p> <p><i>B7.7 Explanation and principal reasons for adoption</i></p> <p><i>B8.2 Natural character</i></p> <p><i>B8.3 Subdivision, use and development</i></p> <p><i>B8.4 Public access and open space</i></p> <p><i>B10.2 Natural hazards and climate change</i></p> <p><i>B10.3 Land – hazardous substances</i></p>
--	--	--

Related topic provisions

Topic 003 PC80 Well-functioning Urban Environment

Topic 004 PC 80 Climate Change Resilience

Topic 005 PC 80 Qualifying Matters

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	19
Total number of primary submission points	57
Total number of primary submitters who wish to be heard	19
Total number of further submitters	34
Total number of further submission points	282
Total number of further submitters who wish to be heard	34

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 councils coding framework.

Table 2.2: Topic coding

Topic	Subtopic
RPS Other matters	RPS - Other matters/Miscellaneous

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

Not applicable.

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 006 PC80 RPS Other Matters	
This topic will be heard by a full panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
08	Martin and Margaret Evans
20	Eden Epsom Residential Protection Society Incorporated
22	Fletcher Residential Limited
23	Fulton Hogan Land Development
24	Kāinga Ora - Homes and Communities
25	Kiwi Property Group Limited
27	Mariposa Ltd
28	Oyster Capital
32	Shildon Ltd
33	Sky City Auckland Ltd
34	Southern Cross Healthcare Limited
38	Waka Kotahi NZ Transport Agency
53	St John
57	Beachlands South Limited Partnership
72	North Eastern Investments Limited NEIL
73	NZ Police
75	Precinct Properties New Zealand Limited
81	Tūpuna Maunga o Tāmaki Makaurau Authority Maunga Authority
82	The University of Auckland

Further Sub #	Further Submitter
FS01	Metlifecare Limited
FS02	Eden Epsom Residential Protection Society Incorporated
FS05	Character Coalition Incorporated
FS06	Kāinga Ora
FS07	Wellsford Welding Club
FS08	Foodstuffs North Island Limited
FS09	Kiwi Property Group Limited
FS10	Russell Don
FS11	The Kilns Limited
FS12	Drive Holdings Limited
FS13	Viaduct Harbour Holdings Limited
FS14	Mark Dolling Andrews
FS15	Alan Clive Stokes
FS16	Citizens Against The Housing Act
FS17	Sildon Ltd
FS20	Herne Bay Residents Association Inc.
FS22	Mariposa Ltd
FS23	Craigieburn Range Trust
FS24	Euroclass Limited
FS25	Highbrook Living Limited
FS26	Investore Property Limited
FS27	Charles and NancyLiu
FS28	Matvin Group Limited
FS30	North Eastern Investments Limited
FS31	NZ Storage Holdings Limited
FS32	Rock Solid Holdings Limited
FS33	Southern Cross Healthcare Limited
FS34	Stonehill Trustee Limited
FS35	Waka Kotahi NZ Transport Agency
FS36	Fletcher Residential Limited
FS37	Stride Property Limited
FS38	Ellper Holding Limited
FS39	Red Rhino Limited and Airport Rent A Car Limited
FS40	Fabric Property Limited

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 007A Outside Urban Environment - Excluded from IPI PC

Draft Parties and Issues Report

Updated on 15 May 2023

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

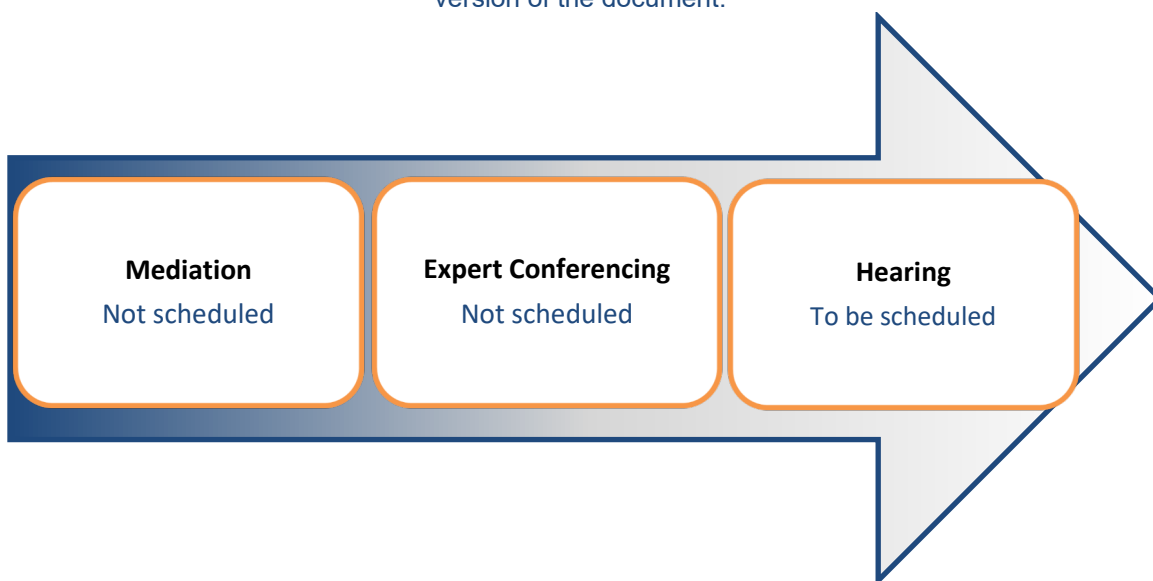


Table of Contents

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	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 007A Outside Urban Environment Excluded from IPI PC		
<i>This hearing topic relates to submissions requesting zone changes on sites & localities which have not been identified as meeting the intensification requirements under s77G RMA 1991 (relevant residential zone for incorporation of MDRS (s77G(1)) and urban environment for giving effect to Policy 3 (s77G(2)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A</i>		
<i>Chapter G RUB and Walkable Catchments</i>	<i>G1 Rural Urban Boundary</i>	
<i>Chapter J</i>	<i>J1 Definitions</i>	<i>MDRS Relevant Residential zone</i>
<i>Map Viewer</i>		
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter B Regional Policy Statement</i>	<i>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	
Relevant provisions of other topics		
<i>Not applicable</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	15
Total number of primary submission points	73
Total number of primary submitters who wish to be heard	14
Total number of further submitters	180
Total number of further submission points	5,423
Total number of further submitters who wish to be heard	166

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
007A	Outside Urban Environment Excluded from IPI PC
007B	Outside Urban Environment Future Urban Land Proposals - Excluded from IPI PC
007C	Outside Urban Environment - SHA Precincts - Excluded from IPI PC

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:	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	
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

HEARING TOPIC 007A Outside Urban Environment Excluded from IPI PC	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Topic 007A Outside Urban Environment: Excluded from IPI PC Submitter Number and Name	
Sub #	Submitter Name
3	Nick Henley
445	Yi Chang
636	Glenbrook Beach Residents and Ratepayers Association
767	Martin Baker
831	Ian John Smith
873	Kāinga Ora
1244	The Kilns Limited
1468	Ellper Holdings Limited
1769	Anne Perratt

1859	Lisa Ann Holmes and Connal John Holmes
2030	Askew Consultants Limited
2078	The Kingsway Trust
2079	Silver Hill Limited
2273	Aaron Grey
2302	Matvin Group Limited

Topic 007A Outside Urban Environment: Excluded from IPI PC Further Submitter Number and Name (21-03-23)	
Further Sub #	Further Submitter
FS08	Matthew Winiata
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS34	Hannah Thomson and Colin Thomson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS60	Jack Malpass
FS61	John Andrew Burns and Anita Theresia Arlov
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson

FS65	Matthew Philip Dickinson
FS67	Michael John Graham Goodger
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
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
FS148	Karaka North Village Limited
FS151	Seaview Road Residents Group
FS152	Toka Tū Ake EQC
FS154	Bell Family Trust and Hoare & Co
FS156	Pieter Lionel Holl
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
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, Peter Sargisson and Hannah Sargisson
FS263	Herne Bay Residents Association Inc.
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS286	William Peake
FS287	Ivan Tottle
FS293	Michael Sin
FS296	Character Coalition Incorporated
FS305	Garry Downs
FS306	Fi Groves

FS307	Board of Airline Representatives of New Zealand Inc
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS312	Auckland International Airport Limited
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS329	Russell Don
FS330	Russell Don
FS331	Russell Don
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
FS364	Citadel Capital Limited
FS365	Civic Trust Auckland
FS369	Fortland Capital Limited
FS375	Matvin Group Limited
FS384	Retirement Villages Association of New Zealand Incorporated
FS386	Ryman Healthcare 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 [HRRA].
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS427	St Heliers and Glendowie Residents Association
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS442	South Epsom Planning Group (Inc)
FS456	Tom Birdsall
FS464	Karaka Village (1995) Limited
FS466	Margaret Larsen
FS467	Wayne Larsen
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS471	HHWW Limited
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS480	Niall McLaren Robertson
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS496	Ellper Holding Limited
FS500	The Kingsway Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
FS511	Angelique Ward
FS515	Jessica Ward
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 007B Outside Urban Environment – Future Urban Land Proposals - Excluded from IPI PC

Draft Parties and Issues Report

Updated on 15 May 2023

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



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.....	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 007B - Outside Urban Environment – Future Urban Land Proposals - Excluded from IPI PC		
<i>This hearing topic relates to submissions requesting zone changes to land zoned Future Urban (identified as meeting the intensification requirements under s77G RMA 1991 (relevant residential zone for incorporation of MDRS (s77G(1)) and urban environment for giving effect to Policy 3 (s77G(2)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A</i>		
<i>Chapter G RUB and Walkable Catchments</i>	<i>G1 Rural Urban Boundary</i>	
<i>Chapter J Definitions</i>	<i>J1 Definitions</i>	<i>MDRS Relevant Residential Zone</i>
<i>Map Viewer</i>		
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter B Regional Policy Statement</i>	<i>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	
Related topic provisions		
<i>Not applicable</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	16
Total number of primary submission points	21
Total number of primary submitters who wish to be heard	12
Total number of further submitters	149
Total number of further submission points	711
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
007A	Outside Urban Environment Excluded from IPI PC
007B	Outside Urban Environment Future Urban Land Proposals - Excluded from IPI PC
007C	Outside Urban Environment - SHA Precincts - Excluded from IPI PC

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:	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	
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

007B - Outside Urban Environment – Future Urban Land Proposals - Excluded from IPI PC	
This topic will be heard by a Split/Full Panel (To be confirmed)	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Topic 007B Outside Urban Environment - Future Urban Land Proposals - Excluded from IPI PC Submitter Number and Name	
Sub #	Submitter Name
82	Michael Kelly
180	Morris Chang
464	David George Harper
873	Kāinga Ora
885	Neil B Woodhams
1084	Te Ākitai Waiohua Waka Taua Incorporated Society (Te Ākitai Waiohua)
1102	OGC2 Ltd
1106	Fortland Capital Limited

1107	Citadel Capital Limited
1344	Mason Heights Gospel Hall Trust
1363	Brian Sharplin
1468	Ellper Holdings Limited
1653	Mikel Jon Thorogood and Cheng-Kwang Yang
1680	Youthline
2219	Nigel and Helen McLisky
2392	Ngāti Te Ata Waiohua

**Topic 007B – Outside Urban Environment Future Urban Land Proposals – Excluded from IPI PC
Further Submission Number and Name (2023-03-21)**

Further Sub #	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
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson

FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
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
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS152	Toka Tū Ake EQC
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar

FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, Peter Sargisson and Hannah Sargisson
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS309	Carolyn Reid
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS328	Ellper Holdings Limited
FS333	Russell Don

FS334	Russell Don
FS335	Russell Don
FS331	The Kilns Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS364	Citadel Capital Limited
FS365	Civic Trust Auckland
FS369	Fortland Capital Limited
FS375	Matvin Group Limited
FS382	OGC2 Limited
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
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
FS456	Tom Birdsall
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS496	Ellper Holding Limited
FS503	Erica Hellier

FS504	Brett Hellier
FS506	Charlotte Adams-Drury
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 007C Outside Urban Environment – SHA Precincts - Excluded from IPI PC

Draft Parties and Issues Report

Updated on 15 May 2023

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

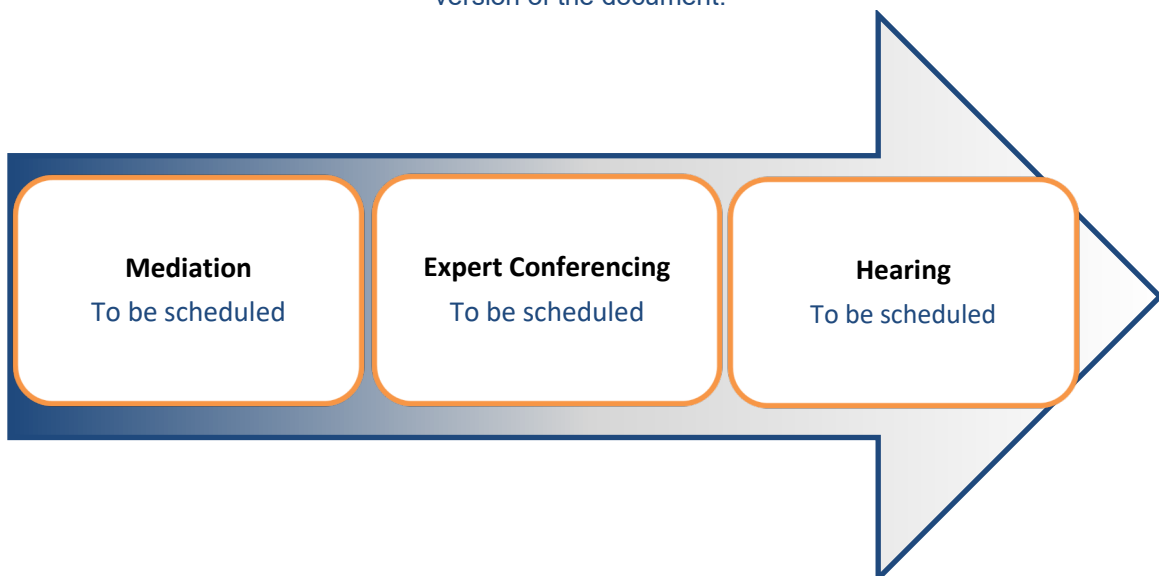


Table of Contents

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.....	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	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 007C Outside Urban Environment – SHA Precincts - Excluded from IPI PC		
<i>This hearing topic relates to submissions requesting zone changes requested on land within SHA Precincts (excluded from the PIP PC)</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A</i>		
<i>Chapter G RUB and Walkable Catchments</i>	<i>G1 Rural Urban Boundary</i>	
<i>Chapter J Definitions</i>	<i>J1 Definitions</i>	
<i>Map Viewer</i>		
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter B Regional Policy Statement</i>	<i>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	
Related topic provisions		
<i>Topic 20 Precincts</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	18
Total number of primary submission points	61
Total number of primary submitters who wish to be heard	17
Total number of further submitters	157
Total number of further submission points	4,597
Total number of further submitters who wish to be heard	146

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
007A	Outside Urban Environment Excluded from IPI PC
007B	Outside Urban Environment Future Urban Land Proposals - Excluded from IPI PC
007C	Outside Urban Environment - SHA Precincts - Excluded from IPI PC

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

5 Hearing Session/s

Table 5: Hearing sessions

HEARING TOPIC 007C Outside Urban Environment – SHA Precincts - Excluded from IPI PC	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Topic 007C Outside Urban Environment - SHA Precincts - Excluded from IPI PC Submitter Number and Name	
Sub #	Submitter Name
873	Kāinga Ora
899	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development
900	Kahawai Point Development Limited
901	Metlifecare Limited
938	New Zealand Housing Foundation
1325	Brightway GS Investment Limited
1330	Green City Developments Limited
1359	Hugh Green Limited
1885	Andrew Calder
1963	Aedifce Development Limited
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2049	Waka Kotahi
2083	Universal Homes
2272	CivilPlan Consultants Limited
2273	Aaron Grey

Topic 007C Outside Urban Environment – SHA Precincts – Excluded from IPI PC Further Submitter Number and Name (2023-03-21)	
Further Sub #	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
FS28	Scott Road Homes Limited
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
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
FS119	Victoria Lowe and Phillip Lowe
FS120	Waipu Trust
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS152	Toka Tū Ake EQC
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, Peter Sargisson and Hannah Sargisson
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo

FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS340	Foodstuffs North Island Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare Limited
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS399	Coalition for More Homes
FS402	Graham Dick

FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS441	Radio New Zealand
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS461	Hugh Green Limited
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
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

The National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 008 Urban Environment

Draft Parties and Issues Report Updated 22 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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.....	3
2.2. Submission coding topics and subtopics	3
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	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	6
4.4 Aligned pre-hearing outcomes from other topics	6
5 Hearing Session/s	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 008 Urban Environment	
<i>This hearing topic relates to zoning proposals for specific sites/areas within the urban environment.</i>	
Proposed Auckland Unitary Plan Provisions IPI	
<i>GIS Map viewer and all land included as part of the IPI</i>	
Proposed Auckland Unitary Plan Provisions Non IPI	
<i>Not applicable</i>	
Related topic provisions	
<i>Topic 003 – PC 80 Well-functioning Urban Environment</i>	<i>All topics</i>
<i>Topic 004 – PC 80 Climate Change Resilience</i>	<i>All topics</i>
<i>Topic 005 – PC 80 RPS Qualifying matters</i>	<i>All topics</i>
<i>Topic 006 – PC80 RPS Other matters</i>	<i>All topics</i>
<i>Topic 009 - QMs (A-I)</i>	<i>All topics</i>
<i>Topic 010 - QMs (Other)</i>	<i>All topics</i>
<i>Topic 011 - QMs (Special Character)</i>	<i>All topics</i>
<i>Topic 012 - QMs (Infrastructure)</i>	<i>All topics</i>

<i>Topic 013 - QMs (Additional)</i>	<i>All topics</i>
<i>Topic 015 - Residential Zones</i>	<i>All topics</i>
<i>Topic 016 - Business Zones</i>	<i>All topics</i>
<i>Topic 017 - Walkable Catchments</i>	<i>All topics</i>
<i>Topic 019 - Centres 3(d) response</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	1182
Total number of primary submission points	2071
Total number of primary submitters who wish to be heard	773
Total number of further submitters	377
Total number of further submission points	26931
Total number of further submitters who wish to be heard	340

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 councils coding framework.

Table 2.2: Topic coding

Topic	Subtopic
Urban Environment	Larger rezoning proposal
	Single or small area rezoning proposal

	Changes to lodged Plan Changes (not covered by notified Variations)
--	---

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

Not applicable

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	Not applicable
Summary of matters agreed	Not applicable
Summary of matters outstanding	Not applicable
Other matters	Not applicable

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	Not applicable
Summary of matters agreed	Not applicable
Summary of matters outstanding	Not applicable

Other matters	Not applicable
----------------------	----------------

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 008 Urban Environment	
This topic will be heard by a split panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
1	Thomas Du
2	John Earl de Lacey
9	Jason Zhang
10	Ramassh Theivendran
11	Stephen
13	David Barton
14	Mark Bekhit
23	Graham Ian Dobbs
29	Keaton Lane
32	Yuanjing Ma
43	Gary Stephenson
52	Kai Zhang
53	Dick Johnson
65	Nagy Bekhit
69	Prutvi Kumar
71	Remy Lim
76	Paul Robinson
83	Jeffery Liu
85	Shelby McKendry
92	Lane Sanger
93	Liughua Sun
97	Zi Hua Su
100	Christine Ann and Trevor Ross Johnson
117	Richard John Dunbar
119	Glenelg Residents
128	Chris Mellow
130	Edward John Reid
134	Bell Barbara Ann
135	Coro Properties Ltd
137	AKL 2020 Trustee Ltd
138	Joel Bouzaid
140	Connell & Connell
147	Zhen Jia
148	Q&Z Family Trustee Ltd
150	YHS Family Trust
151	Tao Zhao
152	Oliver Wilson
153	Trudy Brisbane
157	Bhupinder S Dalal
161	Bruce Michael O'Brien
166	Winnie Chui
168	Andrew Hocken
170	Tom Waterhouse
174	Nikolas Rusten
177	Briargate Investments Holdings Ltd
178	Caroline and Jeremy Barron
187	Yu Family Investments Limited
192	Ke Yan
202	Donald and Catherine Lyon Trust
203	Paul Glass
207	Elaine Sawyer
208	Sean Darcy and Annette Smith

Sub #	Submitter Name
209	Mark Hardie
211	Kathleen Hall
212	Sara Hardie
213	It Happens Trust
214	Anastasiya Shcherbakova
215	Christopher Edmund Burke
219	Jo Banks
221	John Graeme Barnett
223	Rahul and Alike Rai
224	Ben Glavish
226	Anthony James Duncan
227	Margreat Colledge
232	Simon Angelo
233	Yves Trussel
235	Patricia Everard
236	Bruce Robert Cullen
237	Jennifer Edwards
238	Josephine Ball
240	HNZONE Investment Limited
241	Thomas Bretherton
242	Craig Brownie
243	Frederick Ball
244	Jillian Elizabeth Cory
245	Jeremy Dillon
246	Rob Towner and Ann Smart
247	Kevin Shoebridge
248	Sarah Mary Shoebridge
256	Douglas John Wilson
259	Elizabeth Beard
260	Jackie Wang
261	Nico Maiden
262	Prageeth Jayathissa
263	Anita Jackson
264	Mark McCracken
267	John Kim
268	Max Kim
269	Hye Jeong Park
270	George McMahon
271	Scott Humphreys
273	Kim and Patrick Kake
274	JHY Investment Trust
280	Karen Summers
281	Charles James Reynolds Griffin
284	Fraser Gillies
285	Awesome Homes Ltd
286	Ms Catherine Stormont
287	Patricia Gael Eastmond
289	Debra Elizabeth Whiting
293	Gregory Peter Collett
296	Mark Forman
297	Yvonne Hill
299	Dominique Bonn

Sub #	Submitter Name
301	Amoze Bonn
302	Juliet Diane Wakefield
303	Yun Fei Zhang
304	Irene Bonn
306	Kathryn Mary Roberts
318	Tianming Zhao
321	Exler Place Residents Association Incorporated
324	Jia Cheng Wang
326	Jun Feng
327	Enright Trustee Limited
328	Herald Island Environmental Group
329	Bridget Simpson
330	Allana Robinson
331	Laurie Peter Buckley
333	Oscar Fransman
334	Barbara Joan Chapman
336	Roy Knill
337	Gail Ratcliffe
339	Michael Damian Wagg
340	Dr Catherine Elizabeth Stone
341	Michele Clare Maddison
343	Roderick MacLeod
344	Claire McKay
345	Greg Jones
346	Kieran McLean
347	Alister Hartstonge
348	Richard Rolfe
352	Tracy Feickert
354	Ivy Li
355	Ian Vickers
356	John Claude Moffat
359	Rainbow Leigh Morris and Wendy Alison Morris
360	Michael Stewart Kelly
362	Simon Chinchawala
363	Alexandra Edwina Ketura Ingram-Ellis
370	Martin Dobson
373	Maaike van Tol
375	New Zealand General Real Estate Limited
376	Rasb Ltd
377	Jacqueline Ryan
381	Carolyn Brown
382	Trevor Brown
383	Bryan Evans and Sharon Evans
385	Paul Donald Francis
386	Steve Donoghue-Cox
387	Francis Family Trust
390	Mr Mark Self
394	Hamish Burt
395	Virginia Caplen
396	Desmond Paul Driver
397	Martin Eichenberg
400	Todd Fraser

Sub #	Submitter Name
403	Kate Horn
404	Simon Jeremy Kember
405	Sarah Kerr
408	Natasha Mahony
411	Mrs Judith Newhook et al
413	Christopher Donald Healy Ross
416	Rajendra Fakir Unka
418	Christine Wilde
421	Tracey Parsons
424	Jane Pepper
425	Robert Mathiesson Craigie
426	Pamela Willi
427	Alan Roy Watson
428	Gerard Robert Murphy
429	Mary Constance Kelly
430	Annette Marie Blackman
432	Sean Spratt
433	Andrew Bennetts
434	Patricia Austin
437	Deng Sichao
441	Keith Morris
443	Peter George Watts and Stephanie Joyce Lees
444	Simon Mercer Innes
446	Liam Taylor
447	Lola Taylor
448	Kathryn Wilson
449	Stella Taylor
450	John Gregory Collinge
451	Declan Graham
452	Brent Clode
459	Bill Mathews
463	Robyn Rosemary Cameron
466	Wilhelmina H Streefland
467	Brent Spillane
468	Michael Hillyer
469	Darrell and Rhonda Hargreaves
473	Tracy Feickert
474	Andrew Hay
476	Christopher Edwards
477	Craig McCormick
483	Renee Leightley
485	Russell Halliday
486	Stuart Webb
489	Veena Soma-Barron
490	Paul Barron
491	Jean England
492	Anna-Marie Verner
493	Stacey Verner
494	Kelly Foote
495	Daniel Foote
496	Kobi Jean Kozuls
497	Philippe Kozuls

Sub #	Submitter Name
498	Ken Zhang
499	Rebecca Heap
500	Jane D'arcy Beca
501	Browns Bay Bowling Club Inc
502	Andrew Kent Robertson
503	Catherine Kempe
505	Tracey Bakker
506	Debra Helene Ross
508	Sue de Lisle
517	Min Lee
518	Rachel Walsham
522	YN Chang
523	Bruce Gilbert
524	Accommodation Investment Trust
525	Alister Norwell
529	Douglas Sierra Trust
530	ET Commercial Investments Limited
532	Hayden Andrew Paul
533	Jagdish and Jasu Govind
534	Lesley Anne Lane
537	P G Beattie and W M Walker Trust
538	Yash Idnani and Divya Verma
539	Zora Trust
543	Martin Perkinson
545	Mary Williamson
546	Matt Heaven
548	Michael Foster Warmington
550	Nadine Henderson
551	Nigel Staples
554	Patrick Howard Castle
557	Peter Gillon
559	Peter Norwood
560	Professor Christopher J Martin
563	Richard Andrew Clive Chapman
565	Richard Rutherford Wallace
566	Robin Chang
569	Ronald Ogilvy Paterson
577	Tessa Wilson
578	Tom Yang
587	Deane Rogers
594	Gilles Demaneuf
603	Kristin Edgeworth
604	Laura Gao
609	Jocelyn Laycock
613	Kim Pick
619	John Weston
623	Allan An
625	Andre Joseph Babich
630	Andrew Charles Cave
634	Forrest Hill Neighbourhood Society Inc.
637	Chris Hakell
638	Angela Hughes

Sub #	Submitter Name
639	Chelsea McLean
641	Amber Oram
647	Camille van Diepenbrugge
653	Rachel and Anil Sharma
654	Alan John Clark et al
656	Deborah Lynnette Simpson
657	Fraser Gracechurch Development Limited
658	Margo Jacqueline Hudson
659	Pieter Lionel Holl
660	Maree Rolton
661	Mark Dowling
664	Hector John Cumming
665	Bosnyak Investment Limited
668	Liadan Cotter
669	Lynette Brumby
672	John Tetteroo
673	Harshad Tendulkar
678	Hamish Brett Dockery
681	Matthew Biddick
689	Highpoint Apartment Limited
690	Moshe Mishan
693	Darren Rawnsley
694	Jeremy Adams
695	Heidi Ruth Baker
697	Andrew & Kristin Brown
698	Deborah VL Cox
700	Gayle J Johnston
701	Christopher L Lynch
706	Tara-Lee Carden
707	Ted and Doreen Bridgens
708	George and Elizabeth Culver
709	David Crerar
710	Robert Culver
711	Jessica de Heij
712	Sheryl Fenwick
714	Warren Howe
718	Guy Barrow
719	David and Marjorie Cunningham
727	Stuart PC Ltd
728	Anna Gregory
729	Helen Mitchell
730	Michelle and Neil Robson
731	Ross and Pam Mullins
732	Sue de Lisle
733	Tim Allen
734	Helen Cherry
735	Blair James
737	Cheryll Linda Walmsley
739	Babich Wines Limited
741	Qi Fan
742	Waitakere Licensing Trust
743	Maurits Evert van Hall

Sub #	Submitter Name
744	Dawn MacLean
745	Stephen Brett Kuzmich
747	Donna Therese Scott
748	Marisa Cameron
749	Pauline Donna Hillyer
750	Peter Bruce Clarke
752	Jan Davies
757	Chon Yeok Tan
758	Andrew Cashmore
759	Pamela Gayle Ingram
760	Jules Averill
761	Joh Ellmem
763	Liz Adams
764	Valerie June Opera
766	Douglas Kenneth Stockwell
771	Bevan William Jones
772	Robert Sumner
773	Susan Amy Child
774	Michael Parker
775	Chris Sherwood
776	Colleen Anne Sherwood
777	Sharon Alison Brooker
778	Stephen Grant Cooper
782	Tina Louise Lynch
784	James Thompson Hudson
785	William Akel & Robyn Hughes
787	Paul Jurasovich
788	Williamena Sim
790	John Kenneth Diprose
791	Barrie Connor
792	Ida Dowling
796	Carolyn Ranford
797	Annemarie Hay
798	Yvonne Chan-Cashmore
800	Sarah McEntee
802	Maree van de Water
803	Robert James Donaldson
804	Garry Downs
805	Suzanne Downs
806	David Gordon Emm
807	Sylvia Mary Emm
808	Lindsay Foster
809	Stephen E. Jancys
810	Sally Louise Lawrence
811	Michael Lowe
813	Gaynor Steel
814	Albert Harison Waalkens
815	Keith Law
816	Susanne Margaret Brodie
821	Maureen Harris
822	Andrew Hocken and Maria Cubi Costa
826	Jacinda and David Manconi

Sub #	Submitter Name
827	Jonathan Mitchell
830	Ockham Group Ltd
834	Auckland Thoroughbred Racing Incorporated
835	Avondale Jockey Club Incorporated
837	Fire and Emergency New Zealand
838	Parnell East Community Group
839	Russell Property Group
840	Auckland City Centre Residents Group
841	Villages of New Zealand Limited
843	Leon van de Water
844	Roderick (Rod) Maitland Marler
846	Graeme Edwards
848	Yvonne McLean
849	Michelle van Kampen
850	John Owen Self
852	Sarah Menzies
853	Nathan Brad Stantiall
854	Fiona Helen Driver
856	Helen Skelton
857	Tony Skelton
858	Felicity Jane Cains
859	Katie Holl
863	Paul Ronald Gregory
866	Mrs Stefanie Jennifer Mary Herson
868	73 Parnell Road Ltd
869	Sir Ian Barker and Dr Mary Lady Barker
870	Auckland International Airport Limited ("Auckland Airport")
873	Kāinga Ora
874	Robert Ireland
876	Deborah Cory-Wright
879	David Hewitt
882	Graeme Solloway
883	Jillian Gill
888	Simon Ingram
891	Thomas and Emily Barou
892	Ministry of Education Te Tāhuhu o Te Mātauranga
893	Land for Housing Programme within the Ministry of Housing and Urban Development
895	Ngāti Whātua Ōrākei Group
897	Catholic Diocese of Auckland
898	Cornwall Park Trust Board
899	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development
901	Metlifecare Limited
903	Franco Belgiorno-Nettis
904	Norma Bruce
905	Masla Mani Chetty
906	Savitri Chetty
907	Kushma Deo
908	United Church of Tonga
909	Bill and Christine Endean
910	HND HMB Ltd
912	Kevin Murray Old
917	Winstone Wallboards Limited

Sub #	Submitter Name
918	Brendan Drury
919	Barbara Hughes
923	David King
925	Joseph Milich
928	Helen Geary
929	Mr Peter Jansen
930	Malcolm MacDonald
931	Sandra vanGah
936	Tram Lease Limited
937	Devonport Heritage Inc.
941	Foodstuffs North Island Limited
948	Remuera Heritage Inc
949	Piper Properties Consultants Limited
951	Eden Epsom Residential Protection Society Incorporated
953	Rhett Grover
956	Stephen Claude Browne
957	Allan James Robertson
958	Micheal John Ironside
959	Paul Ransen Gittins
960	James Francis Graveson
961	Hayley and Justin Hamilton
962	Louise de Lambert
963	Nick and Victoria Self
964	Paula Drummond
965	Richard Moors
966	Victoria Johnstone
967	John Winston Bell
969	Robert Butler
970	John O'Grady
972	Julie Jones
973	Barry Joseph Prinsloo
974	Sandra Jill Stockwell
975	Paul Reece Mead
976	Judith Gayleen Mackereth
977	Janet MacKinnon
978	Noeline Walsh
980	Patricia Tonkin
984	Jamie Baker
985	Kheng Kai Chew
986	Tingran Duan
987	Tamaki Regeneration Limited (TRL)
989	John Simpson
990	C. A. Whitlon
991	Young Hyun Cho
992	Yoon Taik Choi
993	Brian Watts
994	Jason Graham Hiko
995	Seok Young Park
996	Russell James Clark
997	Robert Hay
998	Karaka Harbourside Estates Limited
999	Sarah Jane Reid

Sub #	Submitter Name
1000	Christine Lang
1002	Bevan and Daniela McKenzie
1005	Brent Juan Early
1009	Summerset Villages St Johns Limited
1014	Murray Giblin
1016	Maria Cubi
1018	Queen's Home Limited
1019	Kenneth James Miller
1024	Queenstown Nominees Limited
1025	James O'Toole
1029	Fang LIU
1032	Daniel and Olly Lenton
1036	Catherine H Peters and Jonathan B Anyon
1037	Karen Fay Godfrey
1038	Nicholas Smart
1039	Peter Raymond McNab
1041	Ji Hee Paek
1042	Dan Godek
1043	David Hellyer
1044	Graham Keith Smyth
1045	Kelvin Shane Currie
1046	Stephen Robert Tynan
1047	Ok Ran Kim
1048	Jong Kyu Hyun
1049	Stuart Godfrey
1050	Paul Harrison
1052	Rob Noffke
1053	Hannah Thomson and Colin Thomson
1054	Basil Denee
1055	Domain Gardens Development Limited
1057	Hendrik Johannes Greeff
1058	Daniel Moloney
1059	Ann-Louise Anderson
1060	Jennifer Ese
1061	John Tonkin
1063	Alastair Acland
1065	Jack Xiang
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1071	Channel Terminal Services Ltd
1077	Next Gen Places Limited
1079	The Coalition for More Homes
1083	Board of Airline Representatives New Zealand Inc
1084	Te Ākitai Waiohua Waka Taua Incorporated Society(Te Ākitai Waiohua)
1086	Sonn Group
1087	Kiwi Property Group Limited
1092	Middle Hill Limited
1093	Philip Eaton
1094	Building Investments Limited
1097	Aztek Projects Ltd
1101	Vince Te Wano
1104	Robertson Boats Limited and Conrad Robertson

Sub #	Submitter Name
1108	David Friar
1109	Rachel Duncan
1110	Wyborn Capital Limited
1112	BeGroup NZ
1113	Claire Brabant
1114	Diane Dorothy Maloney
1116	Veronica Elizabeth Julian-Gascoigne
1118	Alistair Porter
1119	Eva Claire Cohen
1122	Mahnaz Afsari
1124	Beena Chhagan
1126	Hillpark Residents Association
1127	Glen Anthony Frost
1129	Gavin MacLennan
1132	Michael Savage
1135	Sunrise(L&Y) Property Ltc
1136	Elaine Tippet
1137	Weiyang Wang
1138	Yizhi Wang
1140	Bevan Bruce Worthington
1141	James Fulton
1142	Andrew P L Barraclough
1143	James Bourke
1144	Neil Dickenson
1145	PATRICK JOHN FLANNERY
1146	Daniel Hefford
1147	Greg Jones
1148	Mr Charlie M Lorenz
1149	Felicity MacDonald
1150	Russell Pauling
1151	Wendy Roberts
1152	Mr & Mrs Usher
1153	Waitakere Licensing Trust
1154	James Spencer Eyfe Nicholls
1155	Vickery Beca
1157	Nicholas Woodward
1158	KVEST Investment Partners Group
1159	Katrina J Sewell
1161	Winston Peters and Jan Trotman
1162	Chris Cherry
1164	Forever Trust
1165	Desmond Joseph Hunt
1166	Silvertown Group Limited
1167	Mary Elizabeth O'Malley
1169	Simon George Parry Hart
1170	Portage Licensing Trust
1171	In Cho Kim
1173	Vaughan Peters
1174	Aken Yuan
1178	Henry Hall
1181	Jason Lin
1182	Body Corporate 128255

Sub #	Submitter Name
1183	Lawrence Yuan
1185	HF Rangitira Development Ltd
1186	Zhiping Sheng
1188	Wayne Patrick Donnelly
1194	Les & Elaine Harvey
1197	Craig Thomas Sheffield
1200	Angus and Lorraine Guerin
1201	JGUO Developments Limited
1203	Brett Howard
1205	Charissa Snijders
1211	Mark and Sarah Nairn
1212	Matthew Crumpton
1214	Peter Fitzsimons
1215	617 New North Limited
1216	New Avenues No. 8 LP
1217	Isabella Barnes
1218	Sally Barron
1220	Luke Bodle
1221	Paul Cheater
1226	David Good
1227	Heather and Rex Grey
1235	Tertius Ralph
1236	Dory Reeves
1237	Jennifer Anne Rowe
1239	Marie Spear
1242	Geoffrey Yee
1243	Graham Dick
1248	David Chisholm
1252	Julia Dai
1255	Asher Finlayson
1258	Bobby Gong
1261	Mike Jackson
1262	Sarah Kember
1264	Warwick Grant Lee
1265	Kay Miller
1266	Joyce Misa
1267	Chris Murphy
1269	OneSixOne Medical Group Limited
1273	Robin Shao
1274	Kevin and Susan Smith
1275	Clifford and Fiona Hill
1276	Rosemary Thelma Lees
1277	John Farquhar
1278	Vanessa and Martin Whittaker
1279	Joshua Camp
1281	Hoe Seng Teoh
1282	Steven Harrison
1283	Fintan Richardson
1284	Exponential Properties Ltd
1285	Sandra Jill Stockwell
1286	Christopher George Fraser
1287	Isabella Landon-Lane

Sub #	Submitter Name
1288	Dylan Cherry
1290	Carole Lesley Fraser
1291	Darrell Tse
1292	Mr Tony Ansell
1293	Simon Gerard Vodanovich
1294	Graham Anderson
1296	Timothy Bert Ross Dixon
1297	Acanthus Limited
1298	Barbara Anne Turley
1300	Mr Kieran and Mrs Kirsten Jones
1301	St Andrews Village Trust Incorporated
1302	Box Property Investments Ltd
1305	HND Upland Limited
1306	John Compton
1308	Dr Angela Mary Jakobsen
1309	Melanie Gibbons
1310	Mr Stephen Ross Grinter
1311	Sarah Cockerton
1312	Beachlea Trust
1313	Katherine Jane McMurtrie
1314	CPM 2019 Ltd
1316	Lisa Jack
1317	Kemkar Construction
1321	Philip Thornton
1322	Rosemary Buxton
1324	Sarah Jane Langstone-Ross
1327	Theresa Dirks
1331	Yulin Wang
1333	Edinburgh Trustees Limited
1334	Garyn Hayes
1335	Neil Alexander Stuart
1336	Toka Tū Ake EQC
1337	Aveny Moore
1338	D Bow et al
1339	John Woodards
1341	Jeremy David Cooper
1343	St Heliers & Glendowie Residents Association
1346	Trevor Purkis
1347	The Athena Trust
1348	Grant Roderick Campbell
1349	Sheila Elinor McCabe
1350	Thomas Bowden Birdsall
1351	CHL (Carriss Holdings Limited)
1352	Roma Bertasius
1355	Julie Darroch
1359	Hugh Green Limited
1360	Dawn Bertasius
1362	Leo van Veenendaal and Frances Rood
1364	Natalie Cooper
1365	Benjamin Bristow
1366	Sung Sik Yu
1367	Brett James Dormer

Sub #	Submitter Name
1368	Bruce Moore
1369	Christopher Michael Kell
1370	John Atkinson
1371	John Bede Whiteford
1372	Latham Clark
1373	Ramon Van Houtte
1374	Ross Dimery
1375	Steve Cleal
1376	Tere Hugh Williams
1377	Sowon Yu
1379	Cushla and Cameron Wallace
1380	Synergy Planning
1381	Fiona Groves
1382	Grant and Linda Knox
1383	William Gerald Gibson
1384	Gary Groves
1385	Paula Wilkinson
1387	Sally Helen Jacobson
1388	Francis Ryan Close Neighbourhood Group
1391	Rachel Tomlinson
1392	Stephen Roger Goodman
1393	Nigel Andrew Milton
1394	Susan Smart
1395	Mount St John Residents Group Incorporated
1409	Chris Cardwell
1412	Clinton Edwards
1414	Cuchullain Gallagher
1419	Dominic and Anne Leigh
1423	Emily Davies
1425	Gabrielle de Souza and Philip de Souza
1427	Glen Harris
1428	Gordon James Belich
1434	Howard WD Wilcox
1435	Jenny Granville
1441	Jeffrey Lane Fearon
1445	Joanna Delaney
1449	Juanying Wang
1451	Kate Fowler
1455	Kimlea Hills
1466	Marc Barron
1467	Oratia Foothills Ltd
1469	Bedford Properties Ltd
1476	Dharmesh Chhima
1478	Elizabeth Anne Bryan
1479	Emma Myers
1480	Fresher Future Ltd
1482	Henla Limited
1487	Takapuna Residents Association
1489	Milford 110 Limited
1491	Terence Pullen
1492	Heather Sylvia Dixon
1493	Carolyn Ann Reid

Sub #	Submitter Name
1494	Mrs Susan Spiers Moody
1495	Jillian Gendall
1496	Donald Gendall
1497	Deborah Michelle Simpson
1498	Kerry Bartlett
1499	Mr Peter William Munro
1500	Laurence Nash & Paul Willetts
1501	Donald Mackintosh
1502	John and Katherine Carter
1503	Cameron Charles Loader
1504	St Stephen's and Queen Victoria Schools Trust Board
1505	Andrew Preece
1507	Robert Andrew Josephson and Brenda Marie Josephson
1508	Allan Tyler
1510	Charlotte Adams-Drury
1512	Angus John Desmond Brow
1513	Claire Reid
1514	Culav Family
1520	Dalis Trust
1522	AXY Limited
1525	Liane Owens
1526	Louis Albert Sussman
1527	Solution Street
1529	Michael Wetherell
1532	Robert MICHAEL McKeown
1535	Denise Evelyn MacDougall
1536	Margaret Bartlett and the Bartlett family
1537	Dan S E Yee
1538	Mrs K Y Lum
1539	Mr Jeremy Bartlett
1540	Jane and Robert Larson
1541	Mark Patterson
1542	Mrs Janice Florence Curtis
1543	Winton Land Limited
1550	Trevor Lund
1556	Vivian Zhang
1557	Clare Steel
1558	Neale Jackson
1562	Paul Brinsley
1563	Sara Bruce
1564	Nicholas Andrew Fenwick
1565	Ryan Fielder
1569	Kotahi Property Collective
1579	Renee van de Wetering
1580	Martin Leslie White
1582	Jervois Properties Limited
1584	30 Hospital Road Limited Partnership
1585	Gibbonsco Management Limited
1586	Shundi Tamaki Village Limited
1587	Hugh Butler Lusk
1588	Mark Grenville Gascoigne
1589	JOSHUA MANO NGAWHAU GILBERTSON

Sub #	Submitter Name
1590	Leanne Reilly
1591	Reginald Reilly
1592	Wendy Katherine Roe
1594	Mary Peters
1595	Kate Acland McHardy
1596	Anna Keys
1597	Gabriela King
1601	D. Gene Dillman
1602	Mark Stuart van Kaathoven
1603	Mike Flood-Smith
1604	Siobhan Phemister
1605	Rosemary Wall
1608	Luke Jasio Adam
1609	Ann Hackett
1610	Neville Fong
1611	Margot Acland
1612	Bryce Witcher
1613	Miranda Lang
1614	Stuart Bode and Jan Hewitt
1615	1 Manui Ltd / 58 James Laurie Ltd / 34 Moore Ltd
1617	Kathleen Jane Clarke
1618	Sarah Louise Edmondson
1619	Iain Aitken
1620	Christine Margaret Caughey
1621	Maureen Forrester
1623	Daniel Juan
1630	Kevin Bligh
1631	Matthew Casey
1635	Michael and Shirley Webb-Speight
1637	Morgan McConnell
1640	Alan Clifford Hill
1641	Bhavesh Vallabh
1643	Deborah Chambers
1644	Peter, Rolf, Anatole and Joanna Masfen
1645	Parnell Community Committee
1647	Phil Bramley
1648	Vanessa Bramley
1649	Louisa McKnight
1652	Mark Levene
1654	Ferndale Estate Limited
1655	Masfen Holdings Ltd
1658	Bryan Ngoi
1662	Jaeyeong Baek
1664	Brett Rutherford Hellier
1665	Erica Margaret Hellier
1667	Kimberly C Sumner
1668	Mitchell Cunningham
1669	Earl Wyatt
1670	Peter Faire
1673	Tom Waitai
1675	Lawrie Knight
1677	Alan and Diane Wallace

Sub #	Submitter Name
1678	Phillipa Budler
1679	Quintin Craig Budler
1681	Teresa Norris
1682	Julian Delano
1685	Margaret Averil Sutherland Bryson
1686	Scott Henry
1687	Jeffery Lowe
1688	Robert Poole
1689	Jackie and Grant Moore
1691	Mr Mark Sigglekow
1693	3 Park Avenue Ltd and Michael Knight
1694	Alison Hunter
1695	5 Lunn Avenue Limited
1696	Huiqiang Zhang
1700	Anna Woodroffe
1703	Graeme Skeates
1705	Craig William Scott
1706	Christina Evelyn Tynon
1707	Julie Thompson
1710	Roger Purdy
1711	Gabrielle Capp
1712	Sampati Holdings Ltd
1715	Thomas Matthew Buchanan
1716	Tony Joseph Craig and Elizabeth Burton Craig
1723	Samuel Tang
1726	Xudong Wang
1730	Alan and Jamie Hellyer
1733	Grant Dickson
1734	Paula Dugan
1738	John Dymond Projects
1741	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet and Graig Healtley
1742	Rodger McElroy
1746	Neil Construction Limited
1754	Mark Simpson
1755	Irvin Kaur and Tarandeep Singh
1756	Smarty Home 2021 Ltd
1757	Starboard Investment Ltd
1760	Karen McConnell
1761	C and V Family Trust and the Ruthmarie Trust
1762	The Rosanne Trust
1763	Zhixiang Lin and Simin Xu
1764	John Murray Hill
1766	Mac Manson
1767	Sino-Dutch Developments Limited
1768	Wenguang Liu
1770	Sharyn Robertson
1772	S A and I B Brown Trust
1774	KMB Construction Ltd
1775	Christopher Eric James
1776	Arkcon Limited
1777	Jennifer Maher

Sub #	Submitter Name
1782	Mansons TCLM
1784	John Arnot Williamson McConnell
1785	Matakana 2020 Limited
1786	Brampton House Design Ltd
1788	J and S West Limited
1789	Aedifice
1792	Cameron Wallace
1796	Douglas George Hudson
1797	John Edward Harrison
1798	John Leonard Rayner
1800	Parklane Real Estate Ltd Ray White
1801	Porteous Properties Limited
1802	Sanjay Sarei
1803	The One Longhorn Limited
1805	Yue Wang
1806	Chris Norris
1807	Peter McSkimming
1808	Richard Donaldson
1809	M & K Atkins Limited
1813	Henry Temple and Paris Mitchell Temple
1814	Ian Peter Cassidy
1823	Parnell Heritage Inc
1826	Wayne Ronald Oliver
1827	Yvonne Sandra Sutton
1829	Aaron Ridgeway
1833	Brent McCarty
1836	Christine May Parlane
1837	Craig Heatley
1839	Doug Walsh
1842	Eric Faesenkloet
1844	Gary Murvin Clarke
1845	Geoff Hamp
1846	Grant George Massey
1848	Ian Ross Newton McCormick
1853	John Leonard Francis
1855	Jonathan Michell
1857	Karin Galle
1858	Karolina Hannah
1860	Malcolm Ross
1865	Nicola Spencer
1869	Peter Gregory King
1870	Philip Moller
1872	Rob Drent
1875	Peter Maire
1876	Sweet New Zealand Partnership Limited
1878	Tripp Andrews Surveyors Limited
1879	Ulrich Peter Hess
1884	Amy Hansen
1885	Andrew Calder
1887	CH Ventures Ltd
1891	Bradley Litt
1894	Clifton Edwards

Sub #	Submitter Name
1895	Damian Light
1896	Dan Buckingham
1899	David Allan Rogers
1900	Howick-Pakuranga Grey Power
1901	Dhirendra Singh
1904	Duncan Elley
1906	Elizabeth Burton Craig
1911	Glen McCabe
1922	Raman Pal
1934	Jodi Clouston-Kerr
1935	Dare Consultants Ltd
1939	Joonsang Chung
1940	Joonseob Yi
1948	Lucas and Max Ltd
1949	Manu Alan Beetham Donald
1953	Matthew Wansbone
1955	Michael West
1956	Chochoo Eum
1962	Aedifice Property Group
1966	Noel Wallace Ingram
1968	Ivan and Arlene McLellan
1971	Graham Miln Sewell
1973	Graeme Roderick Joyce and Jessie McQueen Joyce
1977	Wayne Moffat
1981	Southpark
1982	Dalkara GP Limited
1983	Cassiny Limited
1985	Craig Dwerryhouse
1987	Andrew Denee
1988	Robyn Alexander and Katherine Heatley
1989	One Mahurangi Business Association
1990	Fiona Terry and Malcolm Webb
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
1995	Retirement Village Neighbourhood Group
1997	Laurence James Moss
2002	Paul Ware
2003	Peter Fletcher
2004	Peter Harrison
2008	Roger Hawkins
2010	Sally Ann Haysom
2016	William Wynyard Rayner
2017	Ross Anthony De Bueger
2018	Paterson Family Trust
2019	Darryl Edward Gregory
2021	Character Coalition Incorporated
2023	Chloride Trust
2025	Greater Auckland
2026	Neil MacLennan
2027	Grant James O'Neill
2028	Alana Hazel O'Neill
2029	John Gordon Hunt
2030	Askew Consultants Limited

Sub #	Submitter Name
2031	Paul Gregory Gunn
2033	Classic Group
2036	Evans Randall Investors Ltd
2037	Susan Rana Jackson
2039	Industre Property Tahī Limited
2040	Mike Greer Developments
2041	Neilston Homes
2043	HHWW Limited
2044	Ronald Evan Young
2045	82-96 Arney Road and 2-4 Wharua Road
2046	Garry Raymond Queenin
2047	Daryl Jane Queenin
2051	Harry Hornabrook
2055	Brett Carter Family Trust
2058	Michael Peter Joseph
2061	Gregory Ian Lowe
2063	Body Corporate 555404 (Cohaus)
2067	Southern Cross Healthcare Limited
2071	Matthew Ian Lowe
2072	Glenn White
2073	Emma Stephanie Gregory
2074	Philip Johnson
2075	Sophia Hornabrook
2076	Sarah Ethne Allen
2080	Craig Douglas Hind
2081	Katherine Elizabeth Weaver
2129	Paul Hackett
2130	Leanne Hackett
2131	Bruce Smaill
2132	Mrs Rhoda Elliott
2134	Falls Road LP
2136	Mary Helen Boag
2140	Brett and Kate Russell
2144	Jobridg Ltd
2145	Karim Rostami
2149	Nigel Macmillan Wilson
2153	Darryl Roots
2154	Clinton James Spencer
2155	Quentin Mate Radich
2157	Paul Cornish
2158	Piscita Investment Trust
2161	Gregory Anderson
2163	Helen Renwick
2164	Dreven Investments Limited
2165	Fergus Clark
2166	Impressa Properties Limited
2167	National Mutual Trust Co. Limited
2168	Sanders Trust
2169	KTW Systems LP
2170	Michael Robinson
2171	Desley Allman
2172	BHV (2013) Properties Limited

Sub #	Submitter Name
2173	Beau Henriksen, Cliff Henriksen and Karen Henriksen
2174	Gail Densie Lyons
2175	Alison Sherning
2177	Matthew Douglas Easton
2178	Joseph James Cook
2179	Seaview Road Residents Group
2180	Karene Gore
2181	Sean Molloy
2182	Buchanan Family Trust
2183	David Alison
2184	Alison Wheatley-Mahon
2189	Milenko Boric
2190	Hilary Margaret Hill
2191	Graham and Sarah Hughes
2192	The Aardvark Trust
2193	St Mary's Bay Association Incorporated
2194	Zac Norris
2195	Matthew Brian Jeffreys, Stephanie Beth Jeffreys and Liston Trustee Services Limited
2196	Reynolds Family Trust and Piscita Investment Trust
2197	Brian A G Cook
2198	Coralie Alice Cook (Corrie)
2199	Anna London
2200	Mark Hornabrook
2201	Freemans Bay Residents Association Incorporated
2202	Mr Peter Robinson and Mrs Lesley Cooper
2204	Mrs Alison Mary Gardner and Mr James Graham Gardner
2205	Christine Caughey Trust
2212	Kenny Desmond Brennan
2213	Phoebe McCartie
2214	John McCartie
2215	Rebecca Macky
2216	Tracy Strudley
2221	Christine Sewell
2223	Dr John Hancock
2227	Warwick Mahon
2228	Ms Linda Hamilton
2229	Bronwen Innes
2230	William Pierce Somerville
2231	Patricia Grinlinton
2232	Mr Gavin Adam and Mrs Vivien Adam
2233	CHECHO Limited
2235	Alison Maree Leversha
2236	Lydia Hewitt
2237	Max Osborne
2239	Bronwyn Gunn
2242	Ian Ross Newton McCormick and Ruby Jean McCormick
2243	Buildcorp Management Limited
2244	Daniel & Hazel Simons
2245	Gordon Adam
2246	Jemma Glancy
2248	Stuart P.C. Ltd
2249	Jack van de Water

Sub #	Submitter Name
2250	Bronwyn Trevenen
2251	Paul Darrah
2252	Kevin Donald McLean
2255	Ms Carolyn Tredrea
2256	Tim Vogel
2257	Ryman Healthcare Limited
2258	Tom Purkis
2259	Holly Purkis
2260	Christopher John Reed
2261	Kate Adrienne Meere
2265	Kelly Michael Quinn
2266	Peter Richard Gardner and Trudy Harriette Gardner
2267	Kerry Gunn
2269	Ms Amy Margaret Parlane and Mr Leslie James Parlane
2271	Planning Initiatives Ltd
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2274	Andrew Alexander Douglas
2276	Peter Bierton
2277	Kristina Bierton
2278	Karan Sawhney
2282	George Liao
2283	Mamie-Rose Macdonald
2285	Glenda Mamie Macdonald
2287	Christine Ball
2288	Isabella Stevenson
2289	Janet Grant
2290	Ruby Denee
2292	Sheila Johnson
2294	Lynne Diane Butler
2297	Squirrel Trust
2298	Mr Richard Brabant
2299	Red Rhino Limited and Airport Rent A Car Limited
2300	Charles and Nancy Liu
2301	Russell Don
2303	Templeton Group
2304	David Duncan
2305	Keith Vernon
2306	Ann Christine Clark
2308	James Nicholas Tomlinson Clark
2309	Colleen
2310	Michelle Beth Deery
2311	William Evans
2312	Lynne Fergusson
2314	Ross Warwick Grover
2316	Christine Hart
2317	Michael Marcus King
2318	Virginia Margaret Anne King
2319	Mrs Alison Joy Mace
2320	Christopher Malyon
2325	Jacqueline Beatrice Fox Sharpe
2326	Michael Sharpe

Sub #	Submitter Name
2327	Clarke McKinney
2328	Chia Mhawish
2330	Yariv Edery
2332	Ellerslie Residents' Association
2335	Xue Cao
2336	Barrie Mackechnie Brown
2340	Hamish Firth
2343	Ngairé Maree Hill
2345	Esther Joy Glass and Kenneth John Tunnicliffe
2346	Glenn R Bartlett
2349	Lisa Klyn
2351	Alpha Trust
2352	Dmitry Mayster and Scott Oakley
2355	Niseko Trustee Company Ltd
2357	Amanda Polwin
2358	Gavin Smith
2359	Tunnicliffe Investments Limited
2360	Delwyn Jones
2362	Shane Pratt
2363	Wu Yong
2365	Peter MacGillivray
2368	Freehold Developments Ltd
2370	Nigel Toms
2371	Sanctum Projects
2375	Michael and Linda Gill
2376	Maggie Blake and Jeff Scholes
2378	William Dunstan Atkinson
2379	Jeremy Robert Priddy
2381	Dave Fermah
2384	Caroline Chapman and Mark Stachurski
2385	Stewart Jeffrey Adams
2386	Zeo Limited
2387	Kristina Ferguson
2388	Robert Ferguson
2389	Elizabeth Knox Home and Hospital
2390	Society of Mary Trust Board
2392	Ngāti Te Ata Waiohua
2394	Peter James Neighbours
2395	Matt Lowrie
2396	Grant Dunn

Further Sub #	Further Submitter
FS02	Henderson Squash Club
FS06	Balmoral Residents Association Incorporated
FS08	Matthew Winiata
FS09	Bledisloe Property Group Limited
FS12	Southpark
FS13	Keith Law
FS15	Fulton Hogan Land Development
FS16	Robert Hay
FS17	Greg Jones
FS18	DAGS Limited
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS22	Oyster Management Limited
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS29	Mayfair Owners' Committee
FS30	Lisa Roberts
FS32	Chris Sherwood
FS33	Kia Kaha Trust
FS34	Hannah Thomson and Colin Thomson
FS35	Arcadia Ventures GP Limited
FS36	Murray John Tingey
FS37	Renee Leightley
FS38	Rick Osborne
FS40	Victoria Volkova
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS52	Carole Lesley Fraser
FS53	Christopher George Fraser
FS54	Yue Wang
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS59	Catherine Farmer
FS60	Jack Malpass
FS61	John Andrew Burns and Anita Theresia Arlov
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson

Further Sub #	Further Submitter
FS65	Matthew Philip Dickinson
FS67	Michael John Graham Goodger
FS68	Errol Tongs
FS69	Flora Gao
FS70	Robert Arrowsmith
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS74	Marie Chantal Catlin
FS75	Elliot McCullough
FS76	Edinburgh Trustees Limited (ETL)
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
FS90	Matt Heale
FS91	Sarah Anne Kennedy
FS93	Steven Mutch and Kylie Mutch
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS101	Astrid Modrow
FS102	Francis Ryan Close Neighbourhood Group
FS104	Hilary Craig
FS107	Wyborn Capital Limited
FS108	John Woodhall
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS115	Andrew Reed
FS117	Nicholas Lau
FS118	Body Corporate 517681
FS119	Victoria Lowe and Phillip Lowe
FS120	Waipu Trust
FS121	College Hill Investments Ltd.
FS122	Grant Dickson

Further Sub #	Further Submitter
FS124	P G Beattie & W M Walker Trust
FS126	Wendy Johnston and Douglas Johnston
FS127	Aptus Holdings Ltd
FS128	BR and RM Barnes Trusts
FS129	Bosnyak Investments Ltd.
FS130	Misa Properties Partnership
FS131	Zora Trust
FS132	David Southcombe Trust
FS135	Cameron Loader
FS138	Eden Epsom Residential Protection Society Incorporated
FS139	Oscar Fransman
FS141	Cockle Bay Residents and Ratepayers Association Inc.
FS142	Independent Māori Statutory Board
FS143	Patrick Richard Forrester
FS145	Jessie Kim
FS146	Kylie Kim
FS149	Hillpark Residents Association
FS150	Anthony George Allen
FS151	Seaview Road Residents Group
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS159	Rutherford Rede Limited
FS164	Parnell East Community Group
FS167	Fay Cobden-Grainge
FS169	CH Ventures Ltd
FS170	Elizabeth Barrowman
FS171	BA Trustees Ltd
FS172	John Winston Bell
FS173	BLUM Investments Limited
FS175	Kheng Kai Chew
FS176	BeGroup NZ Limited ("BeGroup")
FS177	John Colebrook
FS181	Jenny Granville
FS182	Andrew and Sheridan Harmos
FS183	Kensington Park Holdings Limited
FS184	Kiwi Property Group Limited
FS185	Charles H Levin
FS186	Sheila McCabe
FS188	Bill Patterson, Ken Wickenden and Richard Wilburn
FS190	Sanjaykumar Roopnarayan Sharma
FS193	Jason Robert Welsh
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots

Further Sub #	Further Submitter
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
FS213	David John Barber
FS215	Hannah Frances Wilkinson
FS216	Kylie K Shaw
FS217	MD Family Trust
FS218	Dominic Leigh and Anne Leigh
FS221	Shirley Fleetwood Barber
FS223	Helen Clark
FS224	Winstone Wallboards Limited
FS225	Gerard Robert Murphy
FS226	Oceania Healthcare Limited
FS227	Janet Margaret Charman
FS228	JGUO Developments Limited
FS231	Acanthus Limited
FS232	Anna Ellis
FS234	Emerald Group Limited
FS235	HND Upland Limited
FS238	Ministry of Education Te Tāhuhu o Te Mātauranga
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS244	Reydon Place Residents Society Incorporated
FS245	Avondale Jockey Club Incorporated
FS246	Elizabeth Jane Barrett
FS247	Barrie Mackechnie Brown
FS249	Central Apartments Ltd
FS250	Citylife Investments Eight Ltd
FS251	Diana Coleman
FS253	Bill Endean and Christine Endean
FS254	Exponential Properties Ltd
FS255	Hamish Firth
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, Peter Sargisson and Hannah Sargisson
FS257	David Gilbert
FS259	Henderson Enterprises Limited
FS260	Henla Limited
FS261	Herald Island Environmental Group
FS262	Heritage Landscapes
FS263	Herne Bay Residents Association Inc.
FS264	Jamie Hutchens
FS265	Karaka Harbourside Estates Limited

Further Sub #	Further Submitter
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS273	Samson Corporation Limited and Sterling Nominees Limited
FS275	Charissa Snijders
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
FS280	Stephanie Radcliffe
FS281	Kāinga Ora – Homes and Communities
FS282	Paul Culley
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
FS291	Colleen Brown
FS295	William Reginald Barnes
FS296	Character Coalition Incorporated
FS297	Foy & Halse
FS298	Woodside Trust
FS299	Mariposa Ltd
FS300	Al Acland and Margot Acland
FS301	Roderick Inglis
FS302	Pawel Grochwicz and Joanna Grochwicz
FS303	Paul Mead and Sara Mead
FS311	Julie Inglis
FS312	Julie Inglis
FS305	Garry Downs
FS306	Fi Groves
FS307	Board of Airline Representatives of New Zealand Inc
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS310	Sildon Ltd
FS316	Richard Reid
FS318	David Alison
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS328	Ellper Holdings Limited

Further Sub #	Further Submitter
FS330	Aktive
FS331	The Kilns Limited
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS334	Kate Cooke
FS335	Mark Self
FS336	John Owen Self
FS337	Beachlea Trust
FS338	Terry Zeng
FS339	New Zealand General Real Estate Limited
FS340	Foodstuffs North Island Limited
FS341	Christopher Robert Smale
FS343	Waiwera Properties Limited
FS346	Elizabeth Knox Home and Hospital
FS348	Summerset Villages (Parnell) Limited
FS350	Luresaju Trust
FS351	Drive Holdings Limited
FS352	Next Gen Places Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS360	Patrick Faigan and Maryann Savage
FS361	Greenhithe Residents Association
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS367	Dalkara GP Limited
FS371	J&S West Trading Limited
FS380	JL Trust
FS374	Charles and Nancy Liu
FS375	Matvin Group Limited
FS377	Metlifecare Limited
FS378	Milford 110 Limited
FS379	Mission Bay Kohimarama Residents Association Incorporated
FS382	OGC2 Limited
FS384	Retirement Villages Association of New Zealand Incorporated
FS386	Ryman Healthcare Limited
FS388	Pam Shearer
FS389	Southern Cross Healthcare Limited
FS391	Tūpuna Maunga o Tāmaki Makaurau Authority
FS393	Zanj Ltd
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
FS398	Citizens Against The Housing Act

Further Sub #	Further Submitter
FS400	Avril Franceine Cowie
FS402	Graham Dick
FS403	Oliver Downs
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
FS412	Ruth Hargreaves
FS414	Herald Island Residents and Ratepayers Association
FS415	Howick Ratepayers and Residents Association [HRRA].
FS419	Marian Kohler and Graham Kohler
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS422	Campbell Mickell
FS423	Kate Morrissey
FS424	Motu Design Limited
FS425	Holly Purkis
FS427	St Heliers and Glendowie Residents Association
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
FS434	Ge Li
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
FS447	Joseph Allan
FS453	Villages of New Zealand Limited
FS455	Bobby Gong
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS458	Barry Brown
FS461	Hugh Green Limited
FS462	Industre Property Tahiti Limited
FS463	Investore Property Limited
FS466	Margaret Larsen
FS467	Wayne Larsen
FS468	Afiafi Leala
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited

Further Sub #	Further Submitter
FS473	Paul Culley and Annette Kann
FS476	Stride Property Limited
FS477	K Vernon
FS478	Yang Yang
FS479	Zhou & Li Trustees Limited
FS480	Niall McLaren Robertson
FS481	Frank Grgec
FS482	Adam Muncey
FS484	30 Hospital Road Limited Partnership
FS487	John Gordon Hunt
FS491	Neville Simmons
FS492	Paul Willetts and Laurence Nash
FS495	Robertson Boats Limited and Conrad Robertson
FS496	Ellper Holding Limited
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
FS508	Eden Park Neighbours' Assoc. Inc
FS509	Shanna Frost
FS511	Angelique Ward
FS515	Jessica Ward
FS516	John O'Grady
FS517	John William Rinkin and Heather Mary Rinkin
FS520	Maree Chritine Goldie
FS521	Michelle van Kampen
FS522	Sally Ann Haysom
FS523	Sue McElroy
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS527	Sarah Langstone-Ross
FS528	Simon and Josephine Parr
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 009A Appropriateness of Qualifying Matters (A-I)

Draft Parties and Issues Report
Updated on 23 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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	4
2.3 Panel Directions	4
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	5
4 Summary of pre-hearing event outcomes	6
4.1 Expert conferencing outcomes	6
4.2 Mediation outcomes	6
4.3 Agreements reached between parties outside of formal mediation or expert conference pathway	6
4.4 Aligned pre-hearing outcomes from other topics	7
5 Hearing Session/s	7
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 009A Appropriateness of QMs (A-I)		
<i>This hearing topic relates to submissions relating to the appropriateness of the Qualifying Matters A-I.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A</i>	<i>Introduction</i>	<i>All provisions in this section</i>
<i>Chapter D Overlays</i>	<i>D8 Wetland Management Areas Overlay</i> <i>D9 Significant Ecological Areas Overlay</i> <i>D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay</i> <i>D11 Outstanding Natural Character and High Natural Character Overlay</i> <i>D12 Waitākere Ranges Heritage Area Overlay</i> <i>D14 Maunga Viewshafts and Height and Building Sensitive Areas Overlay</i> <i>D17 Historic Heritage Overlay</i> <i>D21 Sites and Places of Significance to Mana Whenua Overlay</i> <i>D24 Aircraft Noise Overlay</i> <i>D26 National Grid Corridor Overlay</i>	<i>QM statements</i> <i>All provisions in these sections</i>

<i>Chapter E Auckland-wide Infrastructure</i>	<i>E26 Infrastructure</i> <i>E29 Emergency Management Area - Hazardous facilities and infrastructure</i> <i>E36 Natural Hazards and Flooding</i>	<i>QM statements</i> <i>All provisions in these sections</i>
<i>Chapter H Zones</i>	<i>H7 Open Space Zones:</i> <i>Open Space - Conservation Zone;</i> <i>Open Space - Informal Recreation Zone;</i> <i>Open Space - Sports and Active Recreation Zone;</i> <i>Open Space - Civic Spaces Zone; and</i> <i>Open Space - Community Zone</i>	
<i>Chapter H Zones</i>	<i>H22 Strategic Transport Corridor Zone</i>	
<i>Chapter K Designations</i>	<i>D26. National Grid Corridor Overlay</i>	<i>QM statement</i>
<i>Map Viewer</i>	<i>Zones and Overlays</i>	<i>Spatially identified qualifying matters</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>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>All provisions</i>

Related topic provisions
<i>All Topic 009 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	61
Total number of primary submission points	68
Total number of primary submitters who wish to be heard	53
Total number of further submitters	147
Total number of further submission points	1265
Total number of further submitters who wish to be heard	139

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
009 Qualifying Matters (A-I)	Appropriateness of QMs (A-I) Appropriateness of QMs (Other)

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

N/A

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *All Topic 009 Qualifying Matter subtopics*
- *Approach to appropriateness of other identified or proposed Qualifying Matters*

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 009A Appropriateness of Qualifying Matters (A-I)	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
188	Louise Li
207	Elaine Sawyer
354	Ivy Li
581	Zita Thomas
769	Stephen Jardine
839	Russell Property Group
841	Villages of New Zealand Limited
893	Land for Housing Programme within the Ministry of Housing and Urban Development
894	Independent Māori Statutory Board
940	Transpower New Zealand Limited:
1068	Precinct Properties New Zealand Limited
1104	Robertson Boats Limited and Conrad Robertson
1105	Matvin Limited
1115	Fluker Surveying Limited
1202	Brad Allen
1260	Howick Ratepayers and Residents Association
1275	Clifford and Fiona Hill
1295	John & Jocelyn Woodhall
1305	HND Upland Limited
1351	CHL (Carriss Holdings Limited)
1390	Stephen Smythe
1395	Mount St John Residents Group Incorporated (FS308 Mount St John Residents Group Incorporated)
1429	Grant Wackrow
1768	Wenguang Liu
1771	Terry Zeng
1785	Matakana 2020 Limited
1786	Brampton House Design Ltd
1787	Bill Patterson, Ken Wickenden and Richard Wilburn
1788	J and S West Limited (FS371 J&S West Trading Limited)
1795	Delilah McIntyre
1803	The One Longhorn Limited
1814	Ian Peter Cassidy
1862	Mingo Alexander Innes
1868	First Gas Group Ltd
1879	Ulrich Peter Hess
1887	CH Ventures Ltd (FS169 CH Ventures Ltd)
1950	Herne Bay Residents' Association Incorporated (FS263 Herne Bay Residents Association Inc.)
1951	Marian Kohler
1976	Susan King and Abe King
2034	Craigieburn Range Trust
2038	Highbrook Living Limited
2042	NZ Storage Holdings Limited
2043	HHWW Limited
2049	Waka Kotahi
2055	Brett Carter Family Trust
2056	Stonehill Trustee Limited
2062	Claire Teirney
2064	Pest Free Kaipatiki
2079	Silver Hill Limited
2150	Raquel Francois (FS405 Raquel Francois)
2187	Matthew Brajkovich
2215	Rebecca Macky
2217	Paul Culley and Annette Kann
2248	Stuart P.C. Ltd

2272	CivilPlan Consultants Limited
2273	Aaron Grey
2299	Red Rhino Limited and Airport Rent A Car Limited
2300	Charles and Nancy Liu
2301	Russell Don
2302	Matvin Group Limited
2356	Matthew Olsen

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
FS56	Envivo Limited
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester

FS151	Seaview Road Residents Group
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
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
FS164	Parnell East Community Group
FS169	CH Ventures 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
FS228	JGUO Developments Limited
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS250	Citylife Investments Eight Ltd
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS269	Parnell Community Committee
FS271	Thomas Purkis
FS272	Trevor Purkis
FS277	Steven and Shirley Wang
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS280	Stephanie Radcliffe
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS296	Character Coalition Incorporated
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS318	David Alison
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS340	Foodstuffs North Island Limited
FS343	Waiwera Properties Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch

FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS371	J&S West Trading Limited
FS378	Milford 110 Limited
FS388	Pam Shearer
FS391	Tūpuna Maunga o Tāmaki Makaurau Authority
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS405	Raquel Francois
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS428	The Rosanne Trust
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS442	South Epsom Planning Group (Inc)
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS472	North Eastern Investments Limited
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
FS511	Angelique Ward
FS515	Jessica Ward
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 009B Wetland Management Qualifying Matter

Draft Parties and Issues Report
Updated on 23 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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
2.3.1 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 expert 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 009B Wetland Management Areas Qualifying Matter		
<i>This hearing topic relates to submissions on wetland management as a qualifying matter (s771(a) and 770(a)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter D Overlays</i>	<i>D8 Wetland Management Areas Overlay</i>	<i>QM statement</i>
<i>Chapter L Schedules</i>	<i>Schedule 1 Wetland Management Areas Schedule</i> <i>Schedule 3 Significant Ecological Areas - Terrestrial Schedule</i>	<i>QM statement</i>
<i>Map Viewer</i>	<i>Wetland Management Areas Overlay</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>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>Policies B2.4(2), (3), (4) and (5), B2.5.2(4)(g)</i> <i>Policy B7.3.2(5)</i>
Related topic provisions		
<i>Other relevant planning instruments:</i>		
<i>National Policy Statement for Freshwater Management 2020</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	3
Total number of primary submission points	3 - all in support
Total number of primary submitters who wish to be heard	2
Total number of further submitters	142
Total number of further submission points	242
Total number of further submitters who wish to be heard	133

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
Qualifying Matters (A-I)	Wetland Management Areas

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

2.3.1 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

Date received	Summary of matters agreed
	Summary of matters outstanding
	Other matters

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:

- *Approach to the application of other natural environment qualifying matters*

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 009B Wetland Management Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission	Submitter Name
873	Kāinga Ora
1079	The Coalition for More Homes
2064	Pest Free Kaipatiki

Further Submission Number	Further Submitter Name
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
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
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
FS156	Pieter Lionel Holl
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
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, F
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS388	Pam Shearer
FS395	Dawn Bertasius

FS396	Roma Bertasius
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS421	Tania Fleur Mace
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
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
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 009C Significant Ecological Areas Qualifying Matter

Draft Parties and Issues Report
Updated on 11 May 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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	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	6
4.3 Agreements reached between parties outside of formal mediation or expert conference pathway	6
4.4 Aligned pre-hearing outcomes from other topics	7
5 Hearing Session/s	7
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 009C Significant Ecological Areas Qualifying Matter		
<i>This hearing topic relates to submissions on Significant Ecological Areas as a qualifying matter (s771(a) and 770(a)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter D Overlays</i>	<i>D9 Significant Ecological Areas Overlay</i>	<i>QM statement</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone</i> <i>H5 Mixed Housing Urban Zone</i> <i>H6 Terrace Housing and Apartment Building Zone</i>	<i>H3A.2(8), H3A.3(9), rules H3A.4.1(A8) and (A9), H3A.6.11, H3A.7.1, H3A.7.2</i> <i>H5.2(9), H5.3(15), rules H5.4.1(A2A), (A2B) and (A32B), H5.6.10(2), H5.7.1, H5.7.2</i> <i>H6.2(9), H6.3(15), rules H6.4.1(A2A), (A2B) and (A33B), H6.6.11(2), H6.7.1, H6.7.2</i>
<i>Chapter L Schedules</i>	<i>Schedule 3 Significant Ecological Areas - Terrestrial Schedule</i>	<i>QM statement</i>
<i>Map Viewer</i>	<i>Significant Ecological Areas Overlay</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>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>Policies B2.4.2(2), (3), (4) and (5), B2.5.2(4)(g)</i> <i>B7.2.2 Policy (5A)</i>

Related topic provisions
<i>Other relevant planning instruments:</i> <i>Proposed National Policy Statement on Indigenous Biodiversity</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	90
Total number of primary submission points	119
Total number of primary submitters who wish to be heard	62
Total number of further submitters	194
Total number of further submission points	1098
Total number of further submitters who wish to be heard	175

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
Qualifying Matters (A-I)	Significant Ecological Areas Approve the inclusion of Significant Ecological Areas as a QM.

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Expert Conference day 1 attendance sheet	27 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-topic-009C-seas-attendance-2023-05-01.pdf
Expert Witnesses Joint Statement	27 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-topic-009c-qm-sea-20230501.pdf
Hearing evidence		Refer to this link https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=651 for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	<ul style="list-style-type: none"> ▪ What is the most appropriate way to protect Significant Ecological Areas (SEAs), as identified in the AUP schedules from the intensification requirements of Policy 3 of the NPS-UD and the MDRS? ▪ Should new qualifying matters/tools to further protect SEAs including: <ul style="list-style-type: none"> (i) Buffer areas around identified SEAs; (buffer areas being around the whole overlay regardless of whether the overlay extended onto a site) (ii) Land upstream of SEAs; and (iii) Ecological corridors. be promoted? ▪ What is the more appropriate method to accommodate SEAs? ▪ Are the notified objectives, policies and standards that specifically relate to SEAs necessary to accommodate the qualifying matter in in the: <ul style="list-style-type: none"> (a) LDR zone; (b) MHU and THAB zones; and (c) Chapter E38 - Urban Subdivision
-----------------------	--

Summary of matters agreed	<ul style="list-style-type: none"> ▪ All planning experts agree that SEAs should be a QM. ▪ All planning experts agree that SEAs as a QM should be mapped in the AUP GIS and tools that accommodate that QM should be able to be determined objectively on site. ▪ All planners agree that due to a lack of supporting information to undertake a s32 analysis and understand the implications, it is not possible to support these additional QMs (buffer areas around SEAs, land upstream of SEAs, and ecological corridors) at this stage.
Summary of matters outstanding	<ul style="list-style-type: none"> ▪ Whether any QMs/tools should require a variation or new plan change to be notified for submissions. ▪ Whether the methodology of the application of the LDR zone to sites subject to an SEA overlay is the most suitable planning response for managing the cumulative effect of development on these different elements.
Other matters	<ul style="list-style-type: none"> ▪ The planning experts did not discuss the proposed provisions given the opinions previously expressed in relation to methodology.

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

Topic or subtopic	
Parties to the agreement	

Outcomes	Summary of matters raised
Date received	Summary of matters agreed
	Summary of matters outstanding
	Other matters

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *Zone provisions from H3A Low Density Residential, H5 Mixed Housing Urban, and H6 Terrace Housing and Apartment Buildings*
- *Approach to the application of other natural environment qualifying matters*

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 009C Significant Ecological Areas Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
14	Mark Bekhit
99	Sarah van Winkel
288	Astina Jamil
309	Martin Baker
312	Philip Wheeler
314	Sandra Joy Callister
319	Alex wang
328	Herald Island Environmental Group
383	Bryan Evans and Sharon Evans
489	Veena Soma-Barron
490	Paul Barron
491	Jean England
492	Anna-Marie Verner
493	Stacey Verner
494	Kelly Foote
495	Daniel Foote
496	Kobi Jean Kozuls
497	Philippe Kozuls
498	Ken Zhang
499	Rebecca Heap
500	Jane D'arcy Beca
572	Sabrina Joy Davies
648	Chimene Del La Varis
649	Annabelle White
660	Maree Rolton
694	Jeremy Adams
706	Tara-Lee Carden
741	Qi Fan
745	Stephen Brett Kuzmich
747	Donna Therese Scott
788	Williamena Sim
849	Michelle van Kampen
865	Anthony George Allen
873	Kāinga Ora
901	Metlifecare Limited
935	Mr Graham R Falla and Prof Mick N Clout
938	New Zealand Housing Foundation
948	Remuera Heritage Inc
1000	Christine Lang
1008	Summerset Villages Warkworth Limited and Summerset Villages Ellerslie Limited
1035	Catherine Rae
1055	Domain Gardens Development Limited
1065	Jack Xiang
1079	The Coalition for More Homes
1082	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
1084	Te Ākitai Waiohua Waka Taua Incorporated Society(Te Ākitai Waiohua)
1090	Steven Wang and Shirley Wang
1094	Building Investments Limited
1101	Vince Te Wano
1127	Glen Anthony Frost
1158	KVEST Investment Partners Group
1171	In Cho Kim
1256	Grant and Judy Frost
1304	Janette Jiayi Yan and Mark

1359	Hugh Green Limited
1404	Birkenhead Residents Association
1408	Chante Parker
1464	Lydia MacLennan
1749	Geraldine M Ritzema
1767	Sino-Dutch Developments Limited
1774	KMB Construction Ltd
1776	Arkcon Limited
1821	Sarah Kennedy
1836	Christine May Parlane
1876	Sweet New Zealand Partnership Limited
1887	CH Ventures Ltd
1893	South Epsom Planning Group
1905	Ngati Tamaoho Te Tai Ao Unit
1953	Matthew Wansbone
1958	Nicola Newman
1962	Aedifice Property Group
1984	The Surveying Company Ltd
1988	Robyn Alexander and Katherine Heatley
2017	Ross Anthony De Bueger
2033	Classic Group
2036	Evans Randall Investors Ltd
2037	Susan Rana Jackson
2040	Mike Greer Developments
2041	Neilston Homes
2049	Waka Kotahi
2064	Pest Free Kaipatiki
2138	Maree Christine Goldie
2140	Brett and Kate Russell
2163	Helen Renwick
2243	Buildcorp Management Limited
2269	Ms Amy Margaret Parlane and Mr Leslie James Parlane
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2372	Alicia Bullock and Chris Bullock
2392	Ngāti Te Ata Waiohua

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
FS31	Astina Jamil
FS39	Sabrina Joy Davies
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
FS60	Jack Malpass
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS69	Flora Gao
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS74	Marie Chantal Catlin
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS89	Glen Frost
FS91	Sarah Anne Kennedy
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
FS104	Hilary Craig
FS109	Sean Molloy

FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS119	Victoria Lowe and Phillip Lowe
FS120	Waipu Trust
FS126	Wendy Johnston and Douglas Johnston
FS128	BR and RM Barnes Trusts
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS144	Jason Hoe
FS146	Kylie Kim
FS150	Anthony George Allen
FS152	Toka Tū Ake EQC
FS156	Pieter Lionel Holl
FS158	Arkcon Ltd
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS164	Parnell East Community Group
FS169	CH Ventures Ltd
FS171	BA Trustees Ltd
FS177	John Colebrook
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
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
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
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, F
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
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 Sargisson, H
FS281	Kāinga Ora – Homes and Communities
FS283	Heritage New Zealand Pouhere Taonga
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS334	Kate Cooke
FS340	Foodstuffs North Island Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare 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
FS412	Ruth Hargreaves
FS414	Herald Island Residents and Ratepayers Association
FS415	Howick Ratepayers and Residents Association [HRRA].
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS436	D and AP and J Bow and others
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS445	Ashcroft Homes Auckland Limited
FS455	Bobby Gong
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd

FS460	Fletcher Residential Limited
FS461	Hugh Green Limited
FS468	Afiafi Leala
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
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
FS509	Shanna Frost
FS511	Angelique Ward
FS513	Christine May Parlane
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
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 009D Outstanding Natural Landscapes and Features Qualifying Matter

Draft Parties and Issues Report
Updated on 20 April 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	3
2.1. Parties to this topic.....	3
2.2. Submission coding topics and subtopics	3
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 expert conference pathway	6
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 009D Outstanding Natural Features and Outstanding Natural Landscapes Qualifying Matter		
<i>This hearing topic relates to submissions on Outstanding Natural Features and Outstanding Natural Landscapes as a qualifying matter (s771(a) and 770(a)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A</i>	<i>Introduction</i>	<i>All provisions in this section</i>
<i>Chapter D Overlays</i>	<i>D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay</i>	<i>QM statement</i>
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>E38.8.1. General standards in residential zones</i> <i>E38.9.1. General standards for business zones</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone</i>	<i>H3A.2(8), H3A.3(9), rules H3A.4.1(A4), (A5), (A6), (A28), (A29), (A30), (A32), (A36) and (A37), H3A.6.6, H3A.6.7(2), H3A.6.10(2), H3A.7.1, H3A.7.2</i>
<i>Chapter L Schedules</i>	<i>Schedule 6 Outstanding Natural Features Overlay Schedule</i> <i>Schedule 7 Outstanding Natural Landscapes Overlay Schedule</i>	<i>QM statements</i>

<i>Map Viewer</i>	<i>Outstanding Natural Features Overlay</i> <i>Outstanding Natural Landscapes Overlay</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>Policies B2.4(2), (3), (4) and (5), B2.5.2(4)(g)</i>
Related topic provisions		

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	23
Total number of primary submission points	24
Total number of primary submitters who wish to be heard	18
Total number of further submitters	158
Total number of further submission points	773
Total number of further submitters who wish to be heard	148

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
Qualifying Matters (A-I)	ONF and ONL

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Hearing evidence		Refer to this link https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=651 for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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:

- *Approach to the application of other natural heritage qualifying matters*

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 009D Outstanding Natural Landscapes and Outstanding Natural Features Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
309	Martin Baker
314	Sandra Joy Callister
390	Mr Mark Self
850	John Owen Self
873	Kāinga Ora
939	Auckland Council
1079	The Coalition for More Homes
1084	Te Ākitai Waiohū Waka Taua Incorporated Society (Te Ākitai Waiohū)
1297	Acanthus Limited
1312	Beachlea Trust
1395	Mount St John Residents Group Incorporated
1408	Chante Parker
1416	David James Watton
1757	Starboard Investment Ltd
1853	John Leonard Francis
1905	Ngāti Tamaoho Te Tai Ao Unit
1962	Aedifice Property Group
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2269	Ms Amy Margaret Parlane and Mr Leslie James Parlane
2392	Ngāti Te Ata Waiohū

Further Submission Number	Further Submitter Name
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS89	Glen Frost
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
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
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
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS251	Diana Coleman
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, F
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, F
FS281	Kāinga Ora – Homes and Communities
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan

FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS419	Marian Kohler and Graham Kohler
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
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 009E Outstanding Natural Character and High Natural Character Qualifying Matter

Draft Parties and Issues Report
Updated on 26 April 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	3
2.1. Parties to this topic.....	3
2.2. Submission coding topics and subtopics	3
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	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 expert 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 009E Outstanding Natural Character and High Natural Character Qualifying Matter		
<i>This hearing topic relates to Outstanding Natural Character and High Natural Character as a qualifying matter (s771(a) and 770(a)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter D Overlays</i>	<i>D11 Outstanding Natural Character and High Natural Character Overlay</i>	<i>QM statement</i> <i>Requirement for a landscape assessment commensurate with the scale and likely effects of the proposed development.</i>
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>E38.8.1. General standards in residential zones</i> <i>E38.9.1. General standards for business zones</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone</i>	<i>H3A.2(8), H3A.3(9), rules H3A.4.1(A4), (A5), (A6), (A28), (A29), (A30), (A31), (A32) and (A33), H3A.6.6, H3A.6.7(2)</i>
<i>Chapter L Schedules</i>	<i>Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule</i>	<i>QM statement</i>
<i>Map Viewer</i>	<i>Outstanding Natural Character Overlay</i> <i>High Natural Character Overlay</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		

<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>Policies B2.4(2), (3), (4) and (5), B2.5.2(4)(g)</i>
Related topic provisions		

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	8
Total number of primary submission points	11
Total number of primary submitters who wish to be heard	7
Total number of further submitters	146
Total number of further submission points	943
Total number of further submitters who wish to be heard	136

2.2. Submission coding topics and subtopics

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

Table 2.2: Topic coding

Topic	Subtopic
Qualifying Matters (A-I)	ONC and HNC

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Hearing evidence		Refer to this link https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=651 for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	

Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

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:

- *Approach to the application of other natural heritage qualifying matters*

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 009E Outstanding Natural Character and High Natural Character Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
123	Christine Kalin
873	Kāinga Ora
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1079	The Coalition for More Homes
1084	Te Ākitai Waiohua Waka Taua Incorporated Society (Te Ākitai Waiohua)
1543	Winton Land Limited
1585	Gibbonsco Management Limited
1962	Aedifice Property Group

Further Submission Number	Further Submitter Name
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
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
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

FS156	Pieter Lionel Holl
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
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, F
FS263	Herne Bay Residents Association Inc.
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare Limited
FS388	Pam Shearer

FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS456	Tom Birdsall
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS511	Angelique Ward
FS515	Jessica Ward
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 009F Waitākere Ranges Heritage Area Qualifying Matter

Draft Parties and Issues Report Updated on 23 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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 expert 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 009F Waitākere Ranges Heritage Area Qualifying Matter		
<i>This hearing topic relates to the Waitākere Ranges Heritage Area as a qualifying matter (s771(a) and s771(d)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter D Overlays</i>	<i>D12 Waitākere Ranges Heritage Area Overlay</i>	<i>QM statement</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone</i>	<i>H3A.3(15), H3A.3(16), H3A.4.1(A7), H3A.6.8(2), Figure H3A.6.8.2, H3A.6.12(3), H3A.8.2(4)</i>
<i>Chapter L Schedules</i>	<i>Schedule 16 Waitākere Ranges Heritage Area Subdivision Scheduled Areas Sites</i>	<i>QM statement</i>
<i>Map Viewer</i>	<i>Waitākere Ranges Heritage Area Overlay</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>Policies B2.4(2), (3), (4) and (5), B2.5.2(4)(g)</i>
Related topic provisions		

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	8
Total number of primary submission points	12
Total number of primary submitters who wish to be heard	8
Total number of further submitters	144
Total number of further submission points	1139
Total number of further submitters who wish to be heard	135

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
Qualifying Matters (A-I)	Waitākere Ranges Heritage Area

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

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:

- *Approach to the application of other natural heritage qualifying matters*

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 009F Waitākere Ranges Heritage Area Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
873	Kāinga Ora
894	Independent Māori Statutory Board
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWok
1079	The Coalition for More Homes
1467	Oratia Foothills Ltd
1543	Winton Land Limited
1585	Gibbonsco Management Limited
1962	Aedifice Property Group

Further Submission Number	Further Submitter Name
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
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
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

FS155	Donald James Lyon and Catherine Elizabeth Lyon and the Donald and Catherine Lyon Trust
FS156	Pieter Lionel Holl
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
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, F
FS263	Herne Bay Residents Association Inc.
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS286	William Peake
FS287	Ivan Tottle
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
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland

FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS421	Tania Fleur Mace
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
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
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 009G Maunga Viewshafts and Height and Building Sensitive Areas Qualifying Matter

Draft Parties and Issues Report
Updated on 20 April 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	3
2.1. Parties to this topic.....	3
2.2. Submission coding topics and subtopics	3
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	6
4.3 Agreements reached between parties outside of formal mediation or expert conference pathway	6
4.4 Aligned pre-hearing outcomes from other topics	7
5 Hearing Session/s	7
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 009G Maunga Viewshafts and Height and Building Sensitive Areas Qualifying Matter		
<i>This hearing topic relates to submissions on Maunga Viewshafts and Height and Building Sensitive Areas as a qualifying matter (s771(a) and (h) and s770(a) and (h)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter D Overlays</i>	<i>D14 Maunga Viewshafts and Height and Building Sensitive Areas Overlay</i>	<i>QM statement</i> <i>All provisions</i>
<i>Chapter E Auckland-wide</i>	<i>E12 Land disturbance - district</i>	<i>E12.8.1. Matters of discretion (2)(f)</i> <i>E12.8.2. Assessment criteria (2)(f)</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone</i>	<i>Policy 3A.3(19)</i>
<i>Chapter L Schedules</i>	<i>Schedule 9 Maunga Viewshafts Schedule</i>	<i>QM statement</i>
<i>Chapter M Appendices</i>	<i>Appendix 20 Maunga Viewshafts and Height and Building Sensitive Areas - Values Assessments</i>	<i>QM statement</i>
<i>Map Viewer</i>	<i>Maunga Viewshafts and Height and Building Sensitive Areas Overlay</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		

<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>Policies B2.4(2), (3), (4) and (5), B2.5.2(4)(g)</i>
Related topic provisions		

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	72
Total number of primary submission points	158
Total number of primary submitters who wish to be heard	56
Total number of further submitters	178
Total number of further submission points	5,858
Total number of further submitters who wish to be heard	164

2.2. Submission coding topics and subtopics

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

Table 2.2: Topic coding

Topic	Subtopic
Qualifying Matters (A-I)	Maunga Viewshafts and Height and Building Sensitive Areas D14 Maunga Viewshafts and Height Sensitive Areas Overlay

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

[Direction \(21 April 2023\) - Maunga Viewshafts and s32 Landscape Evaluation Report](#)

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Expert Conference day 1 attendance sheet	17 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-009g-attendance-sheet-2023-06-20.pdf
Expert Witnesses Joint Statement	17 April 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-009g-jws-2023-06-23.pdf
Hearing evidence		Refer to this link https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=651 for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	<ul style="list-style-type: none"> ▪ Maunga Viewshafts and Height and Building Sensitive Areas as valid qualifying matters. ▪ Whether new standards are required to the extent necessary to accommodate the qualifying matter. ▪ Clarification of the Rules (NB: including the issue relating to the Height and Building Sensitive Area rules applying irrespective of the Maunga Viewshaft rules). ▪ Whether further protections (areas, viewshafts, standards) are appropriate. ▪ Matters relating to Devonport. ▪ Matters relating to the exclusion of construction cranes (D14.6.4). ▪ Consideration of changes to new Policy D14.3(5A)
Summary of matters agreed	<ul style="list-style-type: none"> ▪ All experts agreed MVs are a valid qualifying matter under s771(a), including both regionally and locally significant viewshafts. ▪ All experts agreed HBSAs are a valid qualifying matter under s771(a). ▪ Changes to new policy D14.3(5A), general agreement.

Summary of matters outstanding	<ul style="list-style-type: none"> ▪ Questions relating to how the MDRS has been modified within the identified HBSAs only to the extent necessary to accommodate the identified Qualifying Matter. ▪ That new standards are necessary to accommodate the qualifying matter(s). ▪ Clarification of the rules and application/interpretation. ▪ That additional protections should be addressed through and separate Schedule 1 process. ▪ Confirmation of notified provisions in relation to Devonport HBSA. ▪ Changes proposed to standard D14.6.4 Temporary construction and safety structures.
Other matters	A statement that the experts would welcome a direction from the IHP that the landscape report (relating to the councils' s32 report) be uploaded to the IHP or council website as soon as possible.

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

	Summary of matters outstanding
	Other matters

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *Approach to the application of other natural heritage qualifying matters*

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 009G Maunga Viewshafts and Height and Building Sensitive Areas Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
14	Mark Bekhit
131	Ronald Philip Tapply
202	Donald and Catherine Lyon Trust
219	Jo Banks
239	SNPshot Technologies
256	Douglas John Wilson
368	Songfeng Liu
545	Mary Williamson
559	Peter Norwood
577	Tessa Wilson
615	Lin Song
640	Caroline Norwood
689	Highpoint Apartment Limited
872	Heritage New Zealand Pouhere Taonga
873	Kāinga Ora
875	Forever Investments Limited
894	Independent Māori Statutory Board
895	Ngāti Whātua Ōrākei Group
902	Oyster Management Limited
937	Devonport Heritage Inc.
938	New Zealand Housing Foundation
941	Foodstuffs North Island Limited
952	The Ascot Hospital and Clinics Limited
1008	Summerset Villages Warkworth Limited and Summerset Villages Ellerslie Limited
1036	Catherine H Peters and Jonathan B Anyon
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWok
1075	Goodman Nominee (NZ) Limited
1079	The Coalition for More Homes
1084	Te Ākitai Waiohua Waka Tau Incorporated Society(Te Ākitai Waiohua)
1090	Steven Wang and Shirley Wang
1163	Pentagon Trust
1201	JGUO Developments Limited
1304	Janette Jiayi Yan and Mark
1347	The Athena Trust
1395	Mount St John Residents Group Incorporated
1530	Nicholas William Rabjohns
1543	Winton Land Limited
1585	Gibbonsco Management Limited
1586	Shundi Tamaki Village Limited
1622	Angus Haslett and Deborah Haslett
1638	Daniel Moore
1655	Masfen Holdings Ltd
1796	Douglas George Hudson
1811	Dilworth Trust Board
1847	Heather Robinson
1850	James Hu
1853	John Leonard Francis
1905	Ngati Tamaoho Te Tai Ao Unit
1953	Matthew Wansbone
1959	Nina Patel
1962	Aedifice Property Group
1976	Susan King and Abe King
1984	The Surveying Company Ltd
1991	Tūpuna Maunga o Tāmaki Makaurau Authority

2003	Peter Fletcher
2011	Sam Storey
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2046	Garry Raymond Queenin
2047	Daryl Jane Queenin
2083	Universal Homes
2226	Scentre (New Zealand) Limited ("Scentre")
2269	Ms Amy Margaret Parlane and Mr Leslie James Parlane
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2303	Templeton Group
2345	Esther Joy Glass and Kenneth John Tunnicliffe
2359	Tunnicliffe Investments Limited
2389	Elizabeth Knox Home and Hospital
2392	Ngāti Te Ata Waiohua

Further Submission Number	Further Submitter
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS22	Oyster Management Limited
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
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
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS120	Waipu Trust

FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS142	Independent Māori Statutory Board
FS143	Patrick Richard Forrester
FS155	Donald James Lyon and Catherine Elizabeth Lyon and the Donald and Catherine Lyon Trust
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS173	BLUM Investments Limited
FS177	John Colebrook
FS178	Devonport Heritage Inc
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
FS225	Gerard Robert Murphy
FS228	JGUO Developments Limited
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS251	Diana Coleman
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, F
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS277	Steven and Shirley Wang
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, F
FS281	Kāinga Ora – Homes and Communities
FS286	William Peake
FS287	Ivan Tottle
FS296	Character Coalition Incorporated
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS313	Dilworth Trust Board
FS317	The Ascot Hospital and Clinics Limited
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
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS346	Elizabeth Knox Home and Hospital
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
FS380	JL Trust
FS377	Metlifecare Limited
FS388	Pam Shearer
FS391	Tūpuna Maunga o Tāmaki Makaurau Authority
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS399	Coalition for More Homes
FS400	Avril Franceine Cowie
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS419	Marian Kohler and Graham Kohler
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS427	St Heliers and Glendowie Residents Association
FS429	Freemans Bay Residents Association
FS433	The Seaview Road Residents Group
FS435	Susan & Abe King
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS469	Masfen Group
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS488	HDW Enterprises Limited
FS489	Neil Group
FS490	Southside Group
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier

FS506	Charlotte Adams-Drury
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 009H Historic Heritage Qualifying Matter

Draft Parties and Issues Report Updated on 23 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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.

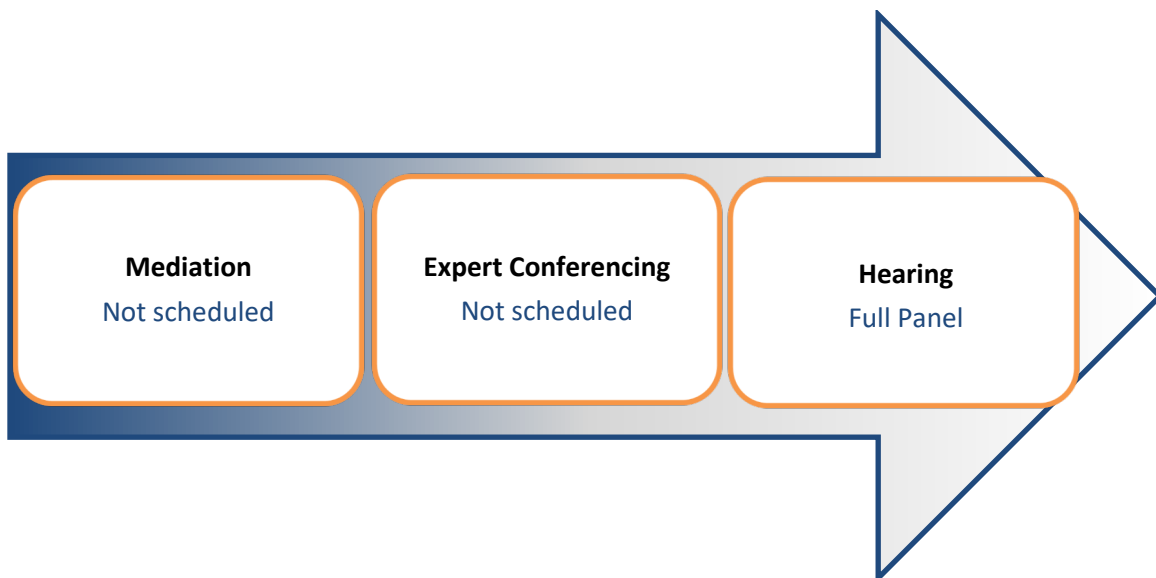


Table of Contents

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	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	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 expert 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 009H Historic Heritage Qualifying Matter		
<i>This hearing topic relates to submissions on Historic Heritage as a qualifying matter (s771(a) and s770(a)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter D Overlays</i>	<i>D17 Historic Heritage Overlay</i>	<i>QM statement All provisions</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone</i>	<i>Objective H3A.2(8), Policy 3A.3(19)</i>
	<i>H5 Mixed Housing Urban Zone</i>	<i>Policy H5.3(B1), H5.8.1(2)(ia), H5.8.2(2)(ad)</i>
	<i>H6 Terrace Housing and Apartment Buildings Zone</i>	<i>Policy H6.3(B1), H6.8.1(2)(ia), H6.8.2(2)(ad)</i>
<i>Chapter L Schedules</i>	<i>Schedule 14.1 Schedule of Historic Heritage</i>	<i>QM statements</i>
	<i>Schedule 14.2 Historic Heritage Areas - Maps and statements of significance</i>	
	<i>Schedule 14.3 Historic Heritage Place Maps</i>	
<i>Map Viewer</i>	<i>Historic Heritage Place Overlay</i>	
	<i>Historic Heritage Overlay Extent of Place</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		

<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>Policies B2.4(2), (3), (4) and (5), B2.5.2(4)(g)</i>
Related topic provisions		
<i>Topic 009I Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga</i>	<i>Topic 011 Special Character Qualifying Matter</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	319
Total number of primary submission points	335
Total number of primary submitters who wish to be heard	197
Total number of further submitters	178
Total number of further submission points	1567
Total number of further submitters who wish to be heard	165

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
Qualifying Matters (A-I)	Historic Heritage

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

N/A

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *Approach to the application of other historic heritage and/or special character related qualifying matters*

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 009H Historic Heritage Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
58	Jill Brewis Henriod
72	David Lu
104	Mayfair Owners' Committee
110	Andrew Kenneth Wilkinson
131	Ronald Philip Tapply
194	Karen Abplanalp
199	Margaret Bilsland
203	Paul Glass
207	Elaine Sawyer
209	Mark Hardie
211	Kathleen Hall
212	Sara Hardie
213	It Happens Trust
215	Christopher Edmund Burke
226	Anthony James Duncan
227	Margreat Colledge
228	Matthew John Yallop
232	Simon Angelo
233	Yves Trussel
235	Patricia Everard
236	Bruce Robert Cullen
238	Josephine Ball
242	Craig Brownie
243	Frederick Ball
244	Jillian Elizabeth Cory
246	Rob Towner and Ann Smart
247	Kevin Shoebridge
248	Sarah Mary Shoebridge
256	Douglas John Wilson
257	David Wills
258	Christopher Rapson
259	Elizabeth Beard
262	Prageeth Jayathissa
263	Anita Jackson
264	Mark McCracken
267	John Kim
268	Max Kim
269	Hye Jeong Park
271	Scott Humphreys
281	Charles James Reynolds Griffin
284	Fraser Gillies
287	Patricia Gael Eastmond
289	Debra Elizabeth Whiting
295	Kristen Spooner
297	Yvonne Hill
299	Dominique Bonn
301	Amoze Bonn
304	Irene Bonn
329	Bridget Simpson
333	Oscar Fransman
334	Barbara Joan Chapman
336	Roy Knill
337	Gail Ratcliffe
341	Michele Clare Maddison

343	Roderick MacLeod
344	Claire McKay
345	Greg Jones
346	Kieran McLean
347	Alister Hartstonge
352	Tracy Feickert
356	John Claude Moffat
362	Simon Chinchawala
370	Martin Dobson
381	Carolyn Brown
382	Trevor Brown
386	Steve Donoghue-Cox
395	Virginia Caplen
396	Desmond Paul Driver
402	Kim Heppner
405	Sarah Kerr
410	Jane Neill
412	Jan Ray
413	Christopher Donald Healy Ross
443	Peter George Watts and Stephanie Joyce Lees
451	Declan Graham
459	Bill Mathews
463	Robyn Rosemary Cameron
465	The Longview Trust
466	Wilhelmina H Streefland
467	Brent Spillane
468	Michael Hillyer
473	Tracy Feickert
475	Barry Neil Watkin
503	Catherine Kempe
504	Charles H Levin
505	Tracey Bakker
506	Debra Helene Ross
508	Sue de Lisle
512	Geoff Evans
518	Rachel Walsham
523	Bruce Gilbert
524	Accommodation Investment Trust
613	Kim Pick
649	Annabelle White
658	Margo Jacqueline Hudson
659	Pieter Lionel Holl
687	Bruce Grant
695	Heidi Ruth Baker
698	Deborah VL Cox
701	Christopher L Lynch
737	Cheryll Linda Walmsley
743	Maurits Evert van Hall
744	Dawn MacLean
749	Pauline Donna Hillyer
755	Mount Albert Historical Society
758	Andrew Cashmore
759	Pamela Gayle Ingram
760	Jules Averill
768	Patrick John O'Toole
776	Colleen Anne Sherwood
782	Tina Louise Lynch

784	James Thompson Hudson
785	William Akel & Robyn Hughes
787	Paul Jurasovich
791	Barrie Connor
794	Brent Johnston
796	Carolyn Ranford
797	Annemarie Hay
798	Yvonne Chan-Cashmore
803	Robert James Donaldson
804	Garry Downs
805	Suzanne Downs
806	David Gordon Emm
807	Sylvia Mary Emm
815	Keith Law
816	Susanne Margaret Brodie
838	Parnell East Community Group
848	Yvonne McLean
856	Helen Skelton
857	Tony Skelton
858	Felicity Jane Cains
859	Katie Holl
872	Heritage New Zealand Pouhere Taonga
873	Kāinga Ora
912	Kevin Murray Old
919	Barbara Hughes
928	Helen Geary
930	Malcolm MacDonald
931	Sandra vanGah
937	Devonport Heritage Inc.
939	Auckland Council
959	Paul Ransen Gittins
969	Robert Butler
972	Julie Jones
975	Paul Reece Mead
977	Janet MacKinnon
997	Robert Hay
1000	Christine Lang
1005	Brent Juan Early
1017	Linda Ann Whitcombe
1037	Karen Fay Godfrey
1038	Nicholas Smart
1039	Peter Raymond McNab
1041	Ji Hee Paek
1049	Stuart Godfrey
1059	Ann-Louise Anderson
1063	Alastair Acland
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWot
1079	The Coalition for More Homes
1110	Wyborn Capital Limited
1116	Veronica Elizabeth Julian-Gascoigne
1122	Mahnaz Afsari
1123	Andre Bourgeois
1143	James Bourke
1147	Greg Jones
1149	Felicity MacDonald
1151	Wendy Roberts
1154	James Spencer Eyfe Nicholls

1159	Katrina J Sewell
1161	Winston Peters and Jan Trotman
1162	Chris Cherry
1169	Simon George Parry Hart
1184	Marilyn Laurel Brons
1222	Barb Cuthbert
1243	Graham Dick
1276	Rosemary Thelma Lees
1277	John Farquhar
1279	Joshua Camp
1287	Isabella Landon-Lane
1288	Dylan Cherry
1294	Graham Anderson
1304	Janette Jiayi Yan and Mark
1311	Sarah Cockerton
1322	Rosemary Buxton
1326	Tamara Brons
1346	Trevor Purkis
1348	Grant Roderick Campbell
1349	Sheila Elinor McCabe
1350	Thomas Bowden Birdsall
1352	Roma Bertasius
1360	Dawn Bertasius
1362	Leo van Veenendaal and Frances Rood
1381	Fiona Groves
1383	William Gerald Gibson
1384	Gary Groves
1389	Smeet Girish
1393	Nigel Andrew Milton
1402	Anita Naran
1405	Braden Longdell
1406	Campbell Doerr
1423	Emily Davies
1425	Gabrielle de Souza and Philip de Souza
1465	Maheeka Ariyapperuma
1492	Heather Sylvia Dixon
1495	Jillian Gendall
1496	Donald Gendall
1497	Deborah Michelle Simpson
1503	Cameron Charles Loader
1508	Allan Tyler
1539	Mr Jeremy Bartlett
1543	Winton Land Limited
1568	Matthew Gibb Knight
1585	Gibbonsco Management Limited
1588	Mark Grenville Gascoigne
1589	JOSHUA MANO NGAWHAU GILBERTSON
1598	Helen Williams
1603	Mike Flood-Smith
1605	Rosemary Wall
1607	Nikita Ann Kearsley
1609	Ann Hackett
1611	Margot Acland
1613	Miranda Lang
1618	Sarah Louise Edmondson
1619	Iain Aitken
1621	Maureen Forrester

1635	Michael and Shirley Webb-Speight
1640	Alan Clifford Hill
1647	Phil Bramley
1648	Vanessa Bramley
1664	Brett Rutherford Hellier
1665	Erica Margaret Hellier
1668	Mitchell Cunningham
1670	Peter Faire
1685	Margaret Averil Sutherland Bryson
1691	Mr Mark Siggilekow
1694	Alison Hunter
1700	Anna Woodroffe
1711	Gabrielle Capp
1715	Thomas Matthew Buchanan
1752	Jacqueline Jane Ross
1762	The Rosanne Trust
1770	Sharyn Robertson
1798	John Leonard Rayner
1814	Ian Peter Cassidy
1835	Carolyn Jane McWha
1841	Elizabeth Mary Wilson
1853	John Leonard Francis
1865	Nicola Spencer
1874	Simon Nicolaas Peter Onneweer
1886	Angela Lin
1899	David Allan Rogers
1915	Jack Gibbons
1926	Grey Power North Shore Inc
1929	Jamie Simmonds
1930	Jed Robertson
1959	Nina Patel
1962	Aedifice Property Group
1966	Noel Wallace Ingram
1967	Jennifer Andrew
1971	Graham Miln Sewell
1973	Graeme Roderick Joyce and Jessie McQueen Joyce
1977	Wayne Moffat
1988	Robyn Alexander and Katherine Heatley
1997	Laurence James Moss
1999	Marc Figgins
2001	Paul Tingey
2016	William Wynyard Rayner
2022	Erica Hannam
2027	Grant James O'Neill
2028	Alana Hazel O'Neill
2046	Garry Raymond Queenin
2047	Daryl Jane Queenin
2052	Grant Burns
2061	Gregory Ian Lowe
2076	Sarah Ethne Allen
2080	Craig Douglas Hind
2081	Katherine Elizabeth Weaver
2129	Paul Hackett
2130	Leanne Hackett
2131	Bruce Smail
2137	Marianne Black
2149	Nigel Macmillan Wilson

2153	Darryl Roots
2161	Gregory Anderson
2171	Desley Allman
2174	Gail Densie Lyons
2177	Matthew Douglas Easton
2180	Karene Gore
2181	Sean Molloy
2190	Hilary Margaret Hill
2193	St Mary's Bay Association Incorporated
2212	Kenny Desmond Brennan
2213	Phoebe McCartie
2214	John McCartie
2216	Tracy Strudley
2221	Christine Sewell
2230	William Pierce Somerville
2231	Patricia Grinlinton
2258	Tom Purkis
2259	Holly Purkis
2268	Adair Robyn Potter
2286	Civic Trust Auckland
2289	Janet Grant
2306	Ann Christine Clark
2308	James Nicholas Tomlinson Clark
2309	Colleen
2310	Michelle Beth Deery
2311	William Evans
2314	Ross Warwick Grover
2316	Christine Hart
2317	Michael Marcus King
2318	Virginia Margaret Anne King
2319	Mrs Alison Joy Mace
2320	Christopher Malyon
2326	Michael Sharpe
2350	Graham Lawry and Jennifer Lawry
2376	Maggie Blake and Jeff Scholes
2378	William Dunstan Atkinson
2393	Katherine Anne Mason

Further Submission Number	Further Submitter Name
FS07	73 Parnell Road Limited
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
FS33	Kia Kaha Trust
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
FS76	Edinburgh Trustees Limited (ETL)
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen

FS114	Barbara Joan Chapman
FS120	Waipu Trust
FS129	Bosnyak Investments Ltd.
FS132	David Southcombe Trust
FS135	Cameron Loader
FS137	Stephen Rendle
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS151	Seaview Road Residents Group
FS153	Lawrie Knight
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
FS159	Rutherford Rede Limited
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS162	The Subdivision Company Ltd
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS181	Jenny Granville
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
FS246	Elizabeth Jane Barrett
FS247	Barrie Mackechnie Brown
FS255	Hamish Firth
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, F
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS281	Kāinga Ora – Homes and Communities
FS286	William Peake
FS287	Ivan Tottle
FS296	Character Coalition Incorporated

FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS318	David Alison
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
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
FS380	JL Trust
FS377	Metlifecare Limited
FS388	Pam Shearer
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
FS400	Avril Franceine Cowie
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS408	Michelle Elizabeth Goldfinch
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS413	Maureen Harris
FS415	Howick Ratepayers and Residents Association [HRRA].
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS426	Andrew Kent Robertson
FS428	The Rosanne Trust
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
FS442	South Epsom Planning Group (Inc)
FS456	Tom Birdsall
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier

FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
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 009I Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga Qualifying Matter

Draft Parties and Issues Report

Updated on 23 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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 expert 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 009I Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga Qualifying Matter		
<i>This hearing topic relates to submissions on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga as a qualifying matter (s77I(a) and s77O(a)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter D Overlays</i>	<i>D21 Sites and Places of Significance to Mana Whenua Overlay</i>	<i>QM statement All provisions</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone H5 Mixed Housing Urban Zone H6 Terrace Housing and Apartment Buildings Zone</i>	<i>Policies 3A.3(10), 3A.3(19) Policies H5.3(B1), H5.3(17), Standard H5.6.4, Assessment Criteria H5.8.2(4)(f) Policy H6.3(B1)</i>
<i>Chapter L Schedules</i>	<i>Schedule 12 Sites and Places of Significance to Mana Whenua Schedule</i>	<i>QM statements</i>
<i>Map Viewer</i>	<i>Sites and Places of Significance to Mana Whenua Overlay</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>Policies B2.4(4) and (5), Policy B2.5.2(4)(g)</i>
Related topic provisions		
<i>Topic 009H Historic Heritage</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	8
Total number of primary submission points	12
Total number of primary submitters who wish to be heard	7
Total number of further submitters	152
Total number of further submission points	559
Total number of further submitters who wish to be heard	142

2.2. Submission coding topics and subtopics

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

Table 2.2: Topic coding

Topic	Subtopic
Qualifying Matters (A-I)	The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

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:

- *Approach to the application of any relevant historic heritage related qualifying matters*

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 009I Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
239	SNPshot Technologies
872	Heritage New Zealand Pouhere Taonga
873	Kāinga Ora
894	Independent Māori Statutory Board
1079	The Coalition for More Homes
1084	Te Ākitai Waiohua Waka Taua Incorporated Society(Te Ākitai Waiohua)
1962	Aedifice Property Group
2392	Ngāti Te Ata Waiohua

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
FS82	Marc Barron
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
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS120	Waipu Trust
FS132	David Southcombe Trust

FS135	Cameron Loader
FS139	Oscar Fransman
FS142	Independent Māori Statutory Board
FS143	Patrick Richard Forrester
FS155	Donald James Lyon and Catherine Elizabeth Lyon and the Donald and Catherine Lyon Trust
FS156	Pieter Lionel Holl
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
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, F
FS263	Herne Bay Residents Association Inc.
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, F
FS286	William Peake
FS287	Ivan Tottle
FS296	Character Coalition Incorporated
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS318	David Alison
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
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
FS380	JL Trust
FS388	Pam Shearer
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
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
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
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 009J Significant Natural Hazards Qualifying Matter

Draft Parties and Issues Report
Updated on 15 June 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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	6
4.3 Agreements reached between parties outside of formal mediation or expert conference pathway	6
4.4 Aligned pre-hearing outcomes from other topics	6
5 Hearing Session/s	7
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 009J Significant Natural Hazards Qualifying Matter		
<i>This hearing topic relates to submissions on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga as a qualifying matter (s771(a) and s770(a)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter E Auckland-wide</i>	<i>E36 Natural Hazards and Flooding</i>	<i>QM statement All provisions</i>
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision Urban</i>	<i>Objective E38.2(10), Policies E38.3(2), E38.3(25)(f), E38.3(26)(e), E38.3(33)(a), Activity Table E38.4.1 Rules (A11), Standards E38.6.5 Overland flow paths, E38.7.7.3. Subdivision of a site within the one per cent annual exceedance probability floodplain, E38.7.3.4 Subdivision of a site within the one per cent annual exceedance probability floodplain, E38.8.1.1 Site shape factor in residential zones, E38.9.1.1 Site shape factor in business zones, Matters of discretion E38.12.1, Assessment Criteria E38.12.2</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone H5 Mixed Housing Urban Zone</i>	<i>Objectives 3A.2(5), 3A.2(9), Policies 3A.3(11), 3A.3(14), Activity Table H3A.4.1 Rules (A34), (A35), (A38), Standard</i>

	<i>H6 Terrace Housing and Apartment Buildings Zone</i>	<i>H3A.6.9, Assessment criteria H3A.8.2.9(f)</i> <i>Objective H5.2(5), Policies H5.3(B1) and H5.3(11), Standard H5.6.8</i> <i>Objective H6.2(6), Policies H6.3(B1) and H6.3(11)</i>
<i>Map Viewer</i>	<i>Coastal Erosion</i> <i>Coastal Inundation</i> <i>Flood Plains</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>Policies B2.2.2(1), B2.4.2(5), Policy B2.5.2(4)(g)</i>
Related topic provisions		
<i>Topic 010C Natural Hazards (less significant) Qualifying Matter</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	174
Total number of primary submission points	262
Total number of primary submitters who wish to be heard	135
Total number of further submitters	210
Total number of further submission points	4194
Total number of further submitters who wish to be heard	193

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
Qualifying Matters (A-I)	Significant Natural Hazards

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Expert Conference day 1 attendance sheet		
Expert Witnesses Joint Statement		
Hearing evidence		Refer to this link

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *Approach to the application of natural hazards that are less than significant*
- *Regional Policy Statement - Climate Change resilience*

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 number and Name	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
14	Mark Bekhit
41	Joo Shin Shu and Vanaja K Durairajah
68	Amber Johnston
83	Jeffery Liu
99	Sarah van Winkel
112	Diana Bassick
115	DD Family Trust
125	Mich Lynda Kora
136	Peter Crook
151	Tao Zhao
153	Trudy Brisbane
157	Bhupinder S Dalal
187	Yu Family Investments Limited
204	Anne Paterson
208	Sean Darcy and Annette Smith
270	George McMahon
278	Stan Jan Augustowicz
328	Herald Island Environmental Group
335	The Puhoi Pub 2020 Limited
354	Ivy Li
368	Songfeng Liu
397	Martin Eichenberg
456	Eve Skogstad
461	Zhihao Hu
462	Mr John Godfrey
469	Darrell and Rhonda Hargreaves
538	Yash Idnani and Divya Verma
571	Rupinderhillon
582	Brave Architects
603	Kristin Edgeworth
657	Fraser Gracechurch Development Limited
673	Harshad Tendulkar
741	Qi Fan
762	Kevin Jeremiah O'Keeffe et al
774	Michael Parker
802	Maree van de Water
827	Jonathan Mitchell
836	North Eastern Investments Limited
839	Russell Property Group
841	Villages of New Zealand Limited
843	Leon van de Water
853	Nathan Brad Stantiall
873	Kāinga Ora
898	Cornwall Park Trust Board
901	Metlifecare Limited
909	Bill and Christine Endean
925	Joseph Milich
938	New Zealand Housing Foundation
939	Auckland Council
942	Drive Holdings Limited
943	Mariposa Ltd
948	Remuera Heritage Inc
949	Piper Properties Consultants Limited
953	Rhett Grover

954	Grey Lynn Residents Association
976	Judith Gayleen Mackereth
1000	Christine Lang
1001	Benjamin James Savidan and Penelope Jane Savidan
1019	Kenneth James Miller
1035	Catherine Rae
1053	Hannah Thomson and Colin Thomson
1072	Karaka North Village Limited
1076	Hudson Retirement LP
1078	Goatley Holdings Limited (GHL) and Skywork Helicopters Limited (Skywork)
1084	Te Ākitai Waiohua Waka Taua Incorporated Society(Te Ākitai Waiohua)
1086	Sonn Group
1090	Steven Wang and Shirley Wang
1095	Bernard Adrian Parker
1101	Vince Te Wano
1110	Wyborn Capital Limited
1115	Fluker Surveying Limited
1139	Yuping Wang
1141	James Fulton
1171	In Cho Kim
1180	Mahoe Trust
1186	Zhiping Sheng
1202	Brad Allen
1230	Melia Development Ltd
1233	Percival Family Trust
1258	Bobby Gong
1270	Orewa Developments Ltd
1273	Robin Shao
1295	John & Jocelyn Woodhall
1304	Janette Jiayi Yan and Mark
1336	Toka Tū Ake EQC
1338	D Bow et al
1343	St Heliers & Glendowie Residents Association
1382	Grant and Linda Knox
1401	Angela Joy Goodwin
1404	Birkenhead Residents Association
1465	Maheeka Ariyapperuma
1467	Oratia Foothills Ltd
1470	Apec Equity Ltd
1476	Dharmesh Chhima
1480	Fresher Future Ltd
1520	Dalis Trust
1543	Winton Land Limited
1557	Clare Steel
1569	Kotahi Property Collective
1585	Gibbonsco Management Limited
1586	Shundi Tamaki Village Limited
1621	Maureen Forrester
1636	Neil Black
1642	ACP Two Trust
1651	Lewis Holdings Limited
1663	Stephen Dey
1677	Alan and Diane Wallace
1678	Phillipa Budler
1679	Quintin Craig Budler
1681	Teresa Norris
1709	Andrew James Smith

1722	Sentinel Planning Ltd
1724	Susan Trinh
1726	Xudong Wang
1730	Alan and Jamie Hellyer
1736	Henry Patrick James Ibbertson
1738	John Dymond Projects
1755	Irvin Kaur and Tarandeep Singh
1756	Smarty Home 2021 Ltd
1763	Zhixiang Lin and Simin Xu
1771	Terry Zeng
1780	Excel Bloom Limited, Chun Sum Lam, Excel Billion Limited, Excel Wealth Limited, 285 Red Hill Limited, Fong's I
1781	Build Rich Limited
1801	Porteous Properties Limited
1803	The One Longhorn Limited
1805	Yue Wang
1806	Chris Norris
1808	Richard Donaldson
1809	M & K Atkins Limited
1826	Wayne Ronald Oliver
1832	Boezo limited
1848	Ian Ross Newton McCormick
1849	Ipshita Arora and Gagan Deep Singh
1865	Nicola Spencer
1876	Sweet New Zealand Partnership Limited
1879	Ulrich Peter Hess
1904	Duncan Elley
1933	Joanna Bason and Brad Bason
1962	Aedifice Property Group
1967	Jennifer Andrew
1982	Dalkara GP Limited
1983	Cassiny Limited
1984	The Surveying Company Ltd
1988	Robyn Alexander and Katherine Heatley
2017	Ross Anthony De Bueger
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2078	The Kingsway Trust
2083	Universal Homes
2140	Brett and Kate Russell
2150	Raquel Francois
2173	Beau Henriksen, Cliff Henriksen and Karen Henriksen
2208	Craig Anderson
2229	Bronwen Innes
2242	Ian Ross Newton McCormick and Ruby Jean McCormick
2248	Stuart P.C. Ltd
2249	Jack van de Water
2253	Elliot Bryan McCullough
2270	Soriya Em
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2278	Karan Sawhney
2297	Squirrel Trust
2303	Templeton Group
2321	Peter McNee
2327	Clarke McKinney

2347	EPS Consulting Group Ltd
2369	Sam Shi
2371	Sanctum Projects
2395	Matt Lowrie
2397	Patrick John Reddington and Letitia Maude Reddington
1088	Viaduct Harbour Holdings Ltd (from additional topic allocation)

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
FS25	Amber Jewel Johnston
FS26	Anita Jackson
FS27	Hugo Jackson
FS34	Hannah Thomson and Colin Thomson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS56	Envivo Limited
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS71	Yu Family Investments Limited
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
FS92	Sean Darcy and Annette Smith
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy

FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS120	Waipu Trust
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS142	Independent Māori Statutory Board
FS143	Patrick Richard Forrester
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
FS154	Bell Family Trust and Hoare & Co
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
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
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS250	Citylife Investments Eight Ltd
FS253	Bill Edean and Christine Edean
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, F
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
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 Sargisson, H

FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
FS299	Mariposa Ltd
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS310	Shildon Ltd
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
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS334	Kate Cooke
FS338	Terry Zeng
FS343	Waiwera Properties Limited
FS349	Shane Stoneman
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS366	Craigieburn Range Trust
FS368	Euroclass Limited
FS370	Highbrook Living Limited
FS371	J&S West Trading Limited
FS381	NZ Storage Holdings Limited
FS385	Rock Solid Holdings Limited
FS388	Pam Shearer
FS390	Stonehill Trustee Limited
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
FS414	Herald Island Residents and Ratepayers Association
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS427	St Heliers and Glendowie Residents Association

FS429	Freemans Bay Residents Association
FS436	D and AP and J Bow and others
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS445	Ashcroft Homes Auckland Limited
FS450	Wayne Patrick Donnelly
FS455	Bobby Gong
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS460	Fletcher Residential Limited
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS479	Zhou & Li Trustees Limited
FS487	John Gordon Hunt
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
FS495	Robertson Boats Limited and Conrad Robertson
FS501	Falls Road LP
FS503	Erica Hellier
FS504	Brett Hellier
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
FS532	John Francis Mather
FS11	Ngāti Whātua Ōrākei Group (from additional allocation)
FS12	Southpark (from additional allocation)
FS58	Latitude 37 Bodies Corporate (from additional allocation)
FS274	Sanford Limited (from additional allocation)
FS392	Viaduct Harbour Bodies Corporate (from additional allocation)
FS493	Stratis Body Corporate (from additional allocation)

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 009K National Grid Qualifying Matter

Draft Parties and Issues Report Updated on 23 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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.

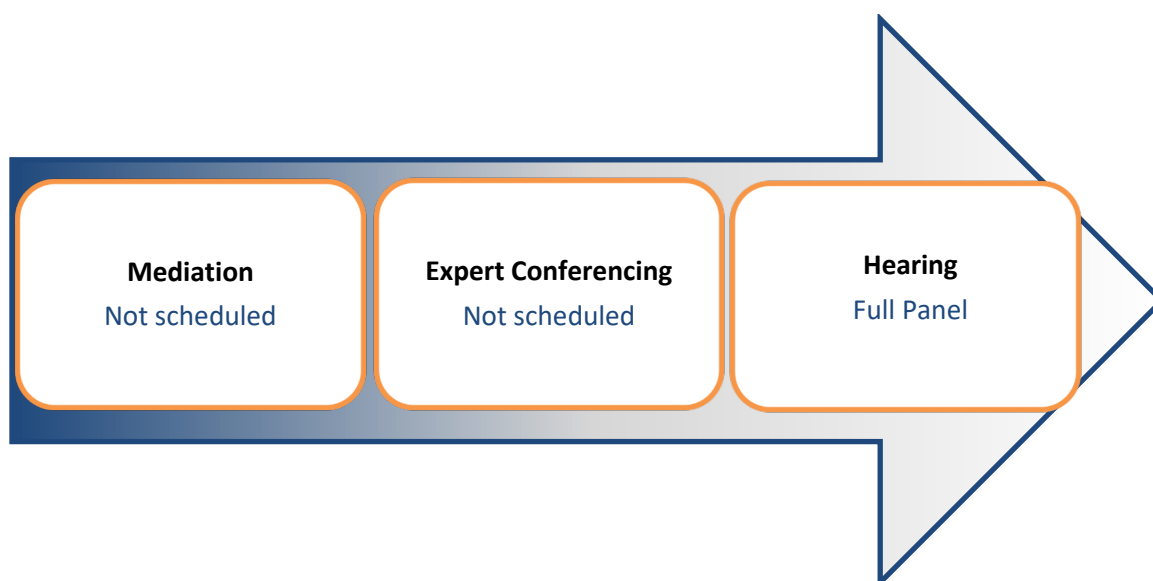


Table of Contents

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 009K National Grid Qualifying Matter		
<i>This hearing topic relates to submissions on the national grid electricity transmission network as a qualifying matter (s771(b) and (e) and 770(b) and (e)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A</i>	<i>Introduction</i>	<i>Table A1.4.8.1</i>
<i>Chapter D Overlays - Infrastructure</i>	<i>D26 National Grid Corridor Overlay</i>	<i>QM statement</i> <i>All provisions in this section</i>
<i>Map Viewer</i>	<i>National Grid Corridor Overlay</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		
<i>Topic 08 Urban Environment</i>		
Other relevant planning instruments:		
<i>National Policy Statement on Electricity Transmission</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	5
Total number of primary submission points	12

Total number of primary submitters who wish to be heard	5
Total number of further submitters	104
Total number of further submission points	202
Total number of further submitters who wish to be heard	99

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 councils coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
Qualifying Matters (A-I)	National Grid

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

[Direction 22 February 2023 - ADR direction to the Council](#)

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	N/A
-----------------------	-----

Summary of matters agreed	
Summary of matters outstanding	
Other matters	

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

4.3 Agreements reached between parties outside of formal mediation or 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:

- Approach to other infrastructure related qualifying matters

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 009K National Grid Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
940	Transpower New Zealand Limited:
1359	Hugh Green Limited
1780	Excel Bloom Limited, Chun Sum Lam, Excel Billion Limited, Excel Wealth Limited, 285 Red Hill Limited, Fong's I
1962	Aedifice Property Group
1982	Dalkara GP Limited

Further Submission Number	Further Submitter Name
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
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
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
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
FS266	Judith Gayleen Mackereth
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS309	Carolyn Reid
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
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
FS462	Industre Property Tahiti Limited
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 009L Public access to the Coastal Marine area, lakes and rivers Qualifying Matter

Draft Parties and Issues Report
Released on 6 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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 expert 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 009L Public access to the Coastal Marine Area, lakes and rivers Qualifying Matter		
<i>This hearing topic relates to submissions on Access to the Coastal Marine Area, lakes and rivers as a qualifying matter (s771(a) and s770(a)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone H5 Mixed Housing Urban Zone H6 Terrace Housing and Apartment Buildings Zone</i>	<i>Objective H3A.2(5), Policy 3A.3(11), Table H3A.6.9.2 Yards, Standard H3A.6.10 Maximum impervious area, Standards H3A.6.13 (Front, side and rear fences and walls, Standard H3A.6.17 Rainwater tanks Objective H5.2(5), Policy H5.3(11), Standard H5.6.8 Yards, Standard H5.6.9 Maximum impervious area, Assessment Criteria H5.8.2(4)(f) Objective H6.2(6), Policy H6.3(11)</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>All provisions</i>
Related topic provisions		
<i>Topic 009J Significant Natural Hazards</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	2
Total number of primary submitters who wish to be heard	2
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
Qualifying Matters (A-I)	Public access to the Coastal Marine Area, lakes and rivers

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

N/A

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

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:

- *Approach to the application of significant natural hazards qualifying matters*
- *Approach to other natural environment qualifying matters*

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 009L Public access to the Coastal Marine Area, lakes and rivers Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
1744	Fiona Moran
2187	Matthew Brajkovich

Further Submission Number	Further Submitter Name
FS266	Judith Gayleen Mackereth

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 009M Strategic Transport Corridor Qualifying Matter

Draft Parties and Issues Report

Released on 6 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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.

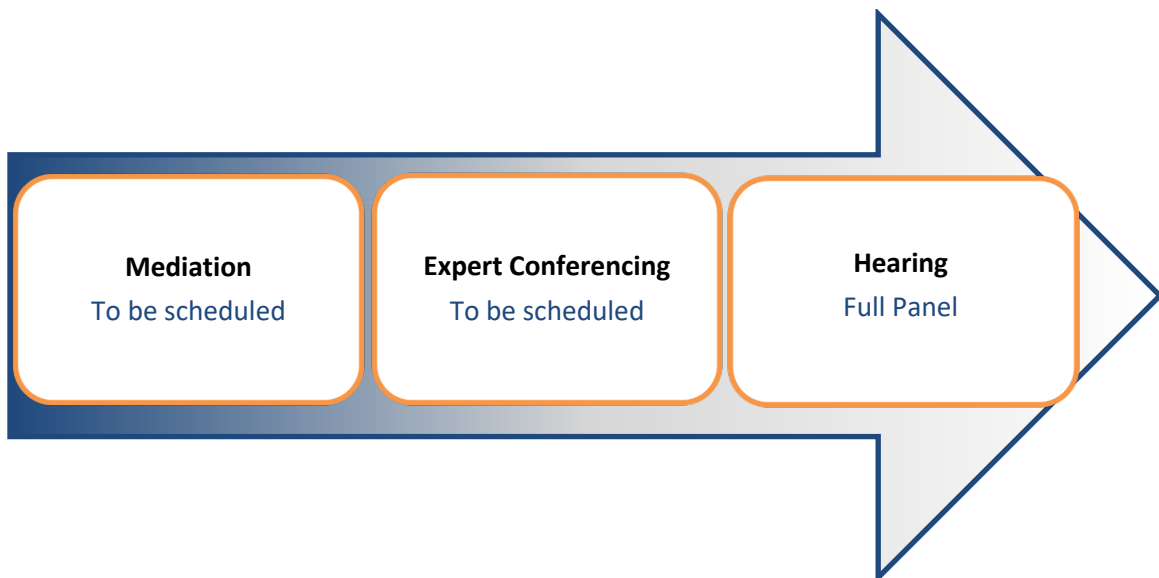


Table of Contents

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	5
3.1 Topic pre-hearing documents.....	5
3.2 Independent expert evidence	5
4 Summary of pre-hearing event outcomes	6
4.1 Expert conferencing outcomes	6
4.2 Mediation outcomes	6
4.3 Agreements reached between parties outside of formal mediation or expert conference pathway	6
4.4 Aligned pre-hearing outcomes from other topics	7
5 Hearing Session/s	7
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 009M Strategic Transport Corridor Qualifying Matter		
<i>This hearing topic relates to submissions on the Strategic Transport Corridor as a qualifying matter (s771(a) and 770(a)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H22 Strategic Transport Corridor Zone</i>	<i>All provisions in this section</i>
<i>Chapter A Introduction</i>		<i>Table A1.4.8.1</i>
<i>Chapter E Auckland-wide</i>	<i>E25 Noise and Vibration</i>	<i>E25.6.10A, E25.6.30, E25.8.1, E25.8.2,</i>
<i>Chapter E Auckland-wide</i>	<i>E27 Transport</i>	<i>Yard standards</i>
<i>Chapter H Zones</i>	<i>H3 Single House Zone, H3A Low Density Residential Zone, H4 Mixed Housing Suburban, H5 Mixed Housing Urban Zone, H6 Terrace Housing and Apartment Building Zone</i>	<i>Yard standards, matters of discretion</i>
<i>Chapter H Zones</i>	<i>H8 City Centre Zone, H9 Metropolitan Centre Zone, H10 Town Centre Zone, H11 Local Centre Zone, H12 Neighbourhood Centre Zone, H13 Business Mixed Use Zone, H14 General Business Zone, H15 Business Park Zone, H16 Heavy Industry Zone, H17 Light Industry Zones</i>	<i>Yard standards, matters of discretion</i>

<i>Chapter H Zones</i>	<i>H18 Future Urban Zone, H19 Rural Zones, H20 Waitākere Foothills Zone, H21 Waitākere Ranges Zone, H23 Special Purpose - Airports and Airfields Zone, H24 Special Purpose - Cemetery Zone, H25 Special Purpose - Healthcare Facility and Hospital Zone, H26 Special Purpose - Major Recreation Facility Zone, H27 Special Purpose - Māori Purpose Zone, H28 Special Purpose - Quarry Zone, H29 Special Purpose - School Zone, H30 Special Purpose - Tertiary Education Zone</i>	<i>Yard standards, matters of discretion</i>
<i>Chapter I Precincts</i>	<i>All precincts adjoining the rail corridor</i>	<i>Yard standards, matters of discretion</i>
<i>Map Viewer</i>	<i>Strategic Transport Corridor Zone</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		
<i>Topic 021B Strategic Transport Corridor Zone provisions</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	14
Total number of primary submitters who wish to be heard	1
Total number of further submitters	15
Total number of further submission points	149
Total number of further submitters who wish to be heard	15

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 councils coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
Qualifying Matters (A-I)	Strategic Transport Corridor

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

[Direction 22 February 2023 - Panel ADR direction to the Council](#)

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *Zone provisions from H22 Strategic Transport Zone*

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 009M Strategic Transport Corridor Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
2069	KiwiRail

Further Submission Number	Further Submitter Name
FS15	Fulton Hogan Land Development
FS43	Waka Kotahi NZ Transport Agency
FS184	Kiwi Property Group Limited
FS281	Kāinga Ora – Homes and Communities
FS313	Dilworth Trust Board
FS342	Tram Lease Limited
FS347	Scentre (New Zealand) Limited
FS348	Summerset Villages (Parnell) Limited
FS362	125-139 West Coast Road Limited
FS383	Ports of Auckland Limited
FS384	Retirement Villages Association of New Zealand Incorporated
FS386	Ryman Healthcare Limited
FS454	1 Manui Limited
FS460	Fletcher Residential Limited
FS461	Hugh Green Limited

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 009N Emergency Management Areas Qualifying Matter

Draft Parties and Issues Report

Released on 6 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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 expert 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 009N Emergency Management Areas Qualifying Matter		
<i>This hearing topic relates to submissions on Emergency Management Areas - Hazardous facilities and infrastructure: Wiri Terminal and Wiri LPG Depot as a qualifying matter (s771(e) and 770(e)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter E Auckland-wide Infrastructure</i>	<i>E29 Emergency Management Area - Hazardous facilities and infrastructure</i>	<i>QM statement All provisions in this section</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		

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	3
Total number of primary submission points	4
Total number of primary submitters who wish to be heard	3

Total number of further submitters	4
Total number of further submission points	7
Total number of further submitters who wish to be heard	4

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
Qualifying Matters (A-I)	Emergency Management Area - Hazardous facilities and infrastructure

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

N/A

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	N/A
Summary of matters agreed	

Summary of matters outstanding	
Other matters	

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *Approach to other infrastructure related qualifying matters*

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 009N Emergency Management Areas Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
1071	Channel Terminal Services Ltd
1361	The Fuel Companies
2303	Templeton Group

Further Submission Number	Further Submitter Name
FS10	Channel Terminal Services Limited
FS177	John Colebrook
FS281	Kāinga Ora – Homes and Communities
FS443	The Fuel Companies

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 0090 Open Space Qualifying Matter

Draft Parties and Issues Report

Released on 6 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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.

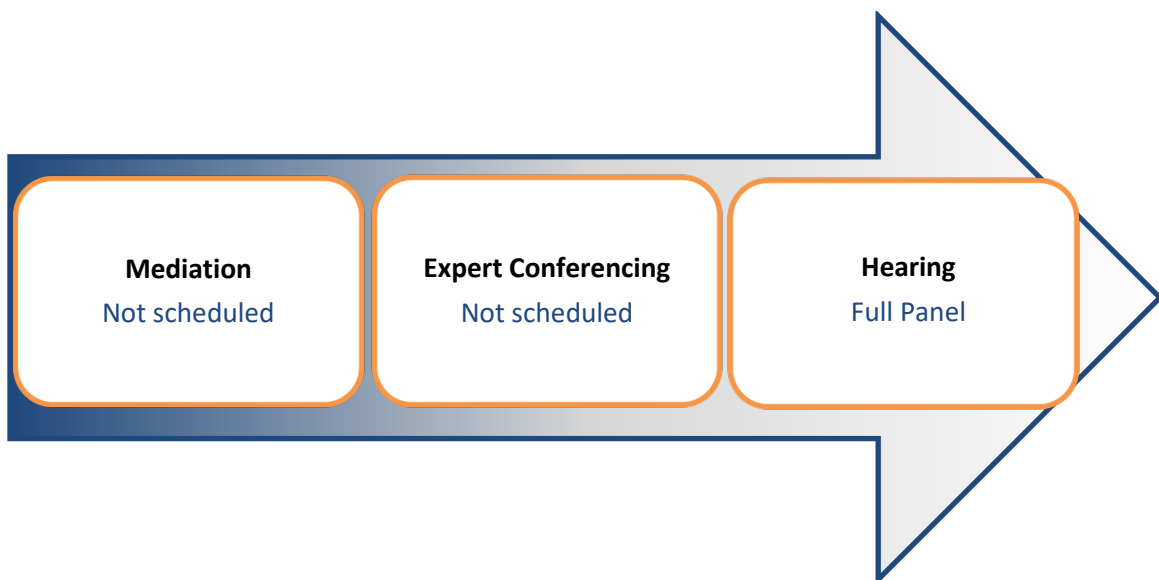


Table of Contents

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	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	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 expert 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 009O Open Space Qualifying Matter		
<i>This hearing topic relates to submissions on Open Space as a qualifying matter (77O(f)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H7 Open Space Zones: Open Space - Conservation Zone; Open Space - Informal Recreation Zone; Open Space - Sports and Active Recreation Zone; Open Space - Civic Spaces Zone; and Open Space - Community Zone</i>	<i>QM statement All provisions</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone H5 Mixed Housing Urban Zone H6 Terrace Housing and Apartment Building Zone</i>	<i>Policy H3A.3(11) Policies H5.3(C1), H5.3(11) Policies H6.3(C1), H6.3(11)</i>
<i>Map Viewer</i>	<i>Open Space Zones</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		

<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>Policies B2.4.2(2), (3), (4) and (5), B2.5.2(4)(g)</i>
Related topic provisions		

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	3
Total number of primary submission points	3
Total number of primary submitters who wish to be heard	1
Total number of further submitters	0
Total number of further submission points	0
Total number of further submitters who wish to be heard	0

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
Qualifying Matters (A-I)	Open Space

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

N/A

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	

Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

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 0090 Open Space Qualifying Matter	
This topic will be heard by a Split or Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
99	Sarah van Winkel
1989	One Mahurangi Business Association
2392	Ngāti Te Ata Waiohua

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 009P Gas Transmission Pipelines Qualifying Matter

Draft Parties and Issues Report

Released on 6 March 2023

The purpose of this Parties and Issues Report (PIR) is to provide the Panel with information prior to the hearing about the parties to the topic or subtopic, the issues that have arisen or been resolved through Alternative Dispute Resolution and links to the hearing evidence. 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.

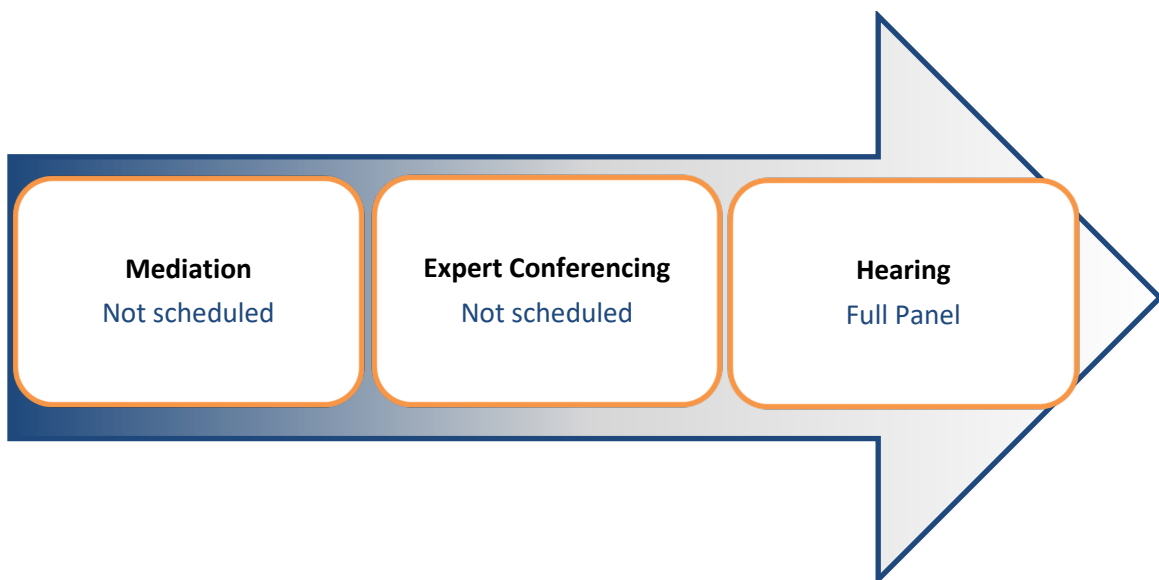


Table of Contents

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	4
4.3 Agreements reached between parties outside of formal mediation or expert 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 009P Gas Transmission Pipelines Qualifying Matter		
<i>This hearing topic relates to submissions on Gas Transmission Pipelines as a qualifying matter (s771(e) and 770(e)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter E Auckland-wide Infrastructure</i>	<i>E26 Infrastructure</i>	<i>No changes to provisions</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		

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	2
Total number of further submission points	2

Total number of further submitters who wish to be heard	2
--	---

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 councils coding framework (see council website for more details).

Table 2.2: Topic coding

Topic	Subtopic
Qualifying Matters (A-I)	Gas transmission pipelines

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:	
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *Approach to other infrastructure related qualifying matters*

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 009P Gas Transmission Pipelines Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
1868	First Gas Group Ltd

Further Submission Number	Further Submitter
FS281	Kāinga Ora – Homes and Communities
FS461	Hugh Green Limited

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 009Q Designations Qualifying Matter

Draft Parties and Issues Report Updated on 23 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.

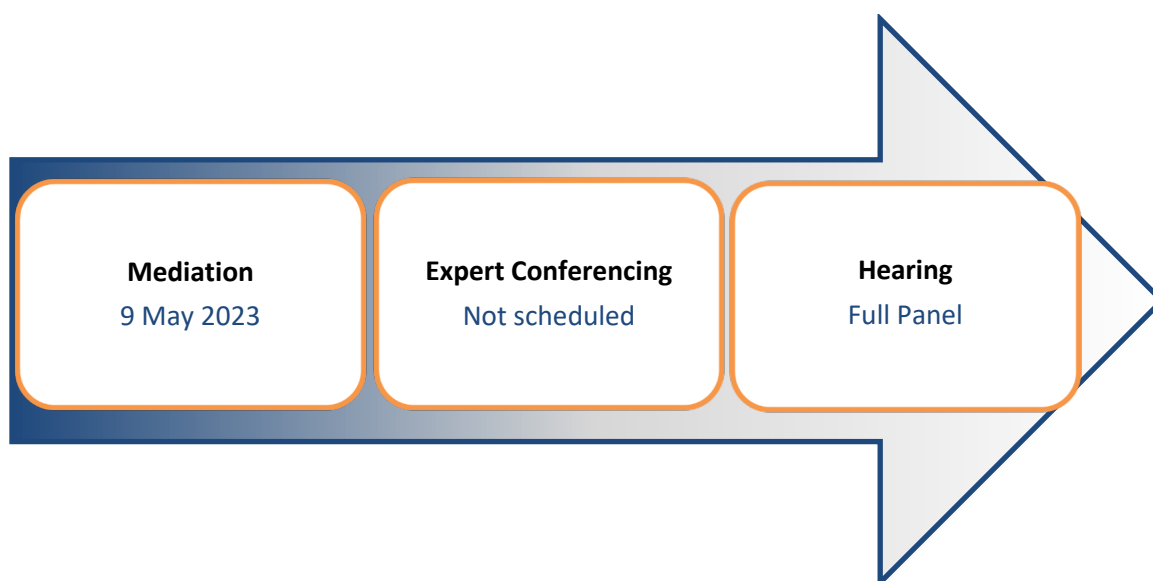


Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	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 expert 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 009Q Designations Qualifying Matter		
<i>This hearing topic relates to submissions on Designations as a qualifying matter (s771(g)) and 770(g)</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A</i>	<i>Introduction</i>	<i>A1.4.5 Identification of the Designations in the Plan</i>
<i>Chapter K Designations</i>	<i>Designations</i>	<i>QM statement All provisions in this section</i>
<i>Map Viewer</i>	<i>Designations</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		

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	8
Total number of primary submission points	11
Total number of primary submitters who wish to be heard	8

Total number of further submitters	151
Total number of further submission points	459
Total number of further submitters who wish to be heard	142

2.2. Submission coding topics and subtopics

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

Table 2.2: Topic coding

Topic	Subtopic
Qualifying Matters (A-I)	Designations

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Mediation day 1 attendance sheet	9 May 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-topic-009q-attendance-%20sheet-%202023-05-09.pdf
Mediation Agreement	9 May 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-%20topic-009q-%20mediation-2023-05-09.pdf
Hearing evidence		Refer to this link https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=651 for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

Matters raised	<ul style="list-style-type: none"> ▪ Retention or deletion of Chapter K Designations (and associated designation schedules) as a qualifying matter ▪ The application of the designation qualifying matter in relation to the Minister of Education’s designations ▪ Amendments to the provisions in Chapter A Introduction and Chapter K Designations ▪ Submission 1071 Channel Terminal Services Limited additionally allocated submission and relief sought.
Summary of matters agreed	<ul style="list-style-type: none"> ▪ The parties agree with the retention of designations as a qualifying matter. ▪ The parties agree in principle with the proposed additions to Chapter K Designations and schedule of designations for the Minister of Education. That is, the insertion of the following text above section 1.1 and in the schedule of designations for the Ministry of Education: <ul style="list-style-type: none"> <u><i>Works undertaken under a Minister of Education designation in a relevant residential zone; or where the designation adjoins a relevant residential zone, may rely on the zone provisions of the relevant residential zone, where those provisions incorporate the density standards in Part 2 of Schedule 3A of the Resource Management Act 1991, if those provisions are more lenient than conditions included in the designation. This exemption will only apply to works undertaken under a Minister of Education designation where there are no other qualifying matters applicable.</i></u> ▪ The parties agree that designations do not need to be reviewed to be aligned with the NPS-UD.

Summary of matters outstanding	<ul style="list-style-type: none"> The parties do not agree with the deletion of designations as a qualifying matter nor the alternative relief sought by Ms. Goodwin (noting the parties' positions, there will be separate evidence on the AIAL HANA and MANA matter).
Other matters	<ul style="list-style-type: none"> Auckland Council and Channel Terminal Services agree to have a without prejudice meeting to address the potential planning response outside of the designation footprint. Following the meeting, if there are proposed changes to the notified PC78 provisions, the Council will advise Kāinga Ora (as a further submitter).

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- 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 009Q Designations Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
836	North Eastern Investments Limited
873	Kāinga Ora
892	Ministry of Education Te Tāhuhu o Te Mātauranga
940	Transpower New Zealand Limited:
1401	Angela Joy Goodwin
1643	Deborah Chambers
1962	Aedifice Property Group
2069	KiwiRail (from additional topic allocation)

Additional Party

1069	New Zealand Defence Force
1071	Channel Terminal Servics Ltd

Further Submission Number	Further Submitter Name
FS10	Channel Terminal Services Limited
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
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
FS120	Waipu Trust
FS132	David Southcombe Trust
FS135	Cameron Loader

Further Submission Number	Further Submitter Name
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS156	Pieter Lionel Holl
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
FS225	Gerard Robert Murphy
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, Peter Sargisson and Hannah Sargisson
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS309	Carolyn Reid
FS312	Auckland International Airport Limited
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS353	Christopher Lynch
FS355	Wendy Ann Moffett

Further Submission Number	Further Submitter Name
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS421	Tania Fleur Mace
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
FS456	Tom Birdsall
FS461	Hugh Green Limited
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
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
FS15	Fulton Hogan Land Development (from additional topic allocation)
FS184	Kiwi Property Group Limited (from additional topic allocation)
FS342	Tram Lease Limited (from additional topic allocation)
FS362	125-139 West Coast Road Limited (from additional topic allocation)
FS454	1 Manui Limited (from additional topic allocation)
FS460	Fletcher Residential Limited (from additional topic allocation)

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 009R Aircraft Noise Qualifying Matter

Draft Parties and Issues Report
Updated on 23 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	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 expert 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 009R Aircraft Noise Qualifying Matter		
<i>This hearing topic relates to submissions on Aircraft Noise as a qualifying matter (s771(e) and (g) and 770(e) and (g)).</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter D Overlays - Infrastructure</i>	<i>D24 Aircraft Noise Overlay</i>	<i>QM statement All provisions in this section</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>None directly relevant</i>		
Related topic provisions		

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	12
Total number of primary submission points	32
Total number of primary submitters who wish to be heard	11
Total number of further submitters	154
Total number of further submission points	1122

Total number of further submitters who wish to be heard	146
--	-----

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
Qualifying Matters (A-I)	Aircraft Noise

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Mediation attendance sheet	13/04/2023	Mediation attendance sheet
Mediation Agreement	13/04/2023	Mediation agreement

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/Hearing-documents.aspx?HearingId=651</p> <p>for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i></p>

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

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

4.2 Mediation outcomes

Table 4.2: Mediation outcomes

Matters raised	<p><i>Numbering of matters corresponds to Mediation Agreement.</i></p> <ul style="list-style-type: none"> ▪ Whether to retain or delete the Aircraft Noise Overlay D24 as a QM. ▪ Whether to retain or delete MANA as a QM ▪ Wording of D24.1 – overlay description ▪ Wording of Policy D24.3(3)(b) ▪ Activity Table D24.4.3; deletion of the 1 dwelling per 400m2 density rule in the MANA ▪ Activity Table D24.4.3; retention of Activity Table as notified ▪ Zoning of land within the HANA – LDRZ or THAB / MHU ▪ Zoning of land within the MANA – LDRZ or THAB / MHU ▪ Application of the Flat Bush density exceptions to 219 Portage Road, Papatoetoe and nearby area ▪ Removal of D24 overlay and Appendix 19 from 8 Freyberg Ave, Papatoetoe ▪ Density standards relating to MANA (Table I412.6.1.1.1, Table I412.6.2.1.1, I412.6.2.2(2)) ▪ Retention of ANNA on planning maps ▪ Regular updating of D24 overlay and Appendix 19 ▪ Reduction of existing effects of aircraft noise / management of any future flight paths
Summary of matters agreed	<ul style="list-style-type: none"> ▪ All participants agreed that the HANA should be retained as a qualifying matter. ▪ All participating parties agreed that ANNA should be retained. ▪ All participating parties agreed that the submission requesting regular updating of D24 overlay and Appendix 19 is not seeking any justiciable relief and should not be supported.

	<ul style="list-style-type: none"> All participating parties agreed that the submission point requesting reduction of existing effects of aircraft noise / management of any future flight paths this is not seeking any justiciable relief and should not be supported.
Summary of matters outstanding	All other matters are outstanding and will proceed to hearing.
Other matters	N/A

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- 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 009R Aircraft Noise Qualifying Matter	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
126	Madue Properties Limited
409	MBSB Investments Ltd
612	Kevin Pan
870	Auckland International Airport Limited ("Auckland Airport")
873	Kāinga Ora
1083	Board of Airline Representatives New Zealand Inc
1284	Exponential Properties Ltd
1465	Maheeka Ariyapperuma
1962	Aedifice Property Group
2269	Ms Amy Margaret Parlane and Mr Leslie James Parlane
2272	CivilPlan Consultants Limited
2273	Aaron Grey

Additional Party

1069	New Zealand Defence Force
------	---------------------------

Further Submission Number	Further Submitter
FS12	Southpark
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
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
FS156	Pieter Lionel Holl
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
FS225	Gerard Robert Murphy
FS231	Acanthus Limited
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS251	Diana Coleman
FS254	Exponential Properties Ltd
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, F
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, H
FS281	Kāinga Ora – Homes and Communities
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS307	Board of Airline Representatives of New Zealand Inc
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS312	Auckland International Airport Limited
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews

FS335	Mark Self
FS336	John Owen Self
FS337	Beachlea Trust
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS421	Tania Fleur Mace
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
FS460	Fletcher Residential Limited
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
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