

**National Policy Statement Urban  
Development Independent Hearings Panel  
Auckland**

**Parties and Issues Reports Volume 3**

**Updated 12 March 2024**

**Plan Change 78**

**Topic 010 – Qualifying Matters (other)**

**Topic 011 - Qualifying Matters Special  
Character**

**Topic 012 - Qualifying Matters Infrastructure**

**Topic 013 - Qualifying Matters (Additional)**

## Contents:

Topic	Page Number
010A Qualifying Matters - (Other) Appropriateness of QMs (Other) – Updated 23 March 2023	3
010B Qualifying Matters - (Other) Auckland Museum Viewshaft – Updated 23 March 2023	16
010C Qualifying Matters - (Other) Natural Hazards (less significant) – Updated 23 March 2023	27
010D Qualifying Matters - (Other) Notable Trees – updated 23 March 2023	39
010E Qualifying Matters - (Other) Stockade Hill Viewshaft (D20A)– updated 23 March 2023	52
010F Qualifying Matters - (Other) City Centre Character Buildings – Updated 26 February 2024	64
010G Qualifying Matters - (Other) City Centre Built Form controls – Updated 26 February 2024	76
010H Qualifying Matters - (Other) Local Public Views – updated 4 March 2024	89
010I Qualifying Matters - (Other) Ridgeline Protection – updated 23 March 2023	100
010J Qualifying Matters - (Other) Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island – updated 15 June 2023	112
011 Qualifying Matters - (Special Character) – updated 16 May 2023	125
012A Qualifying Matters - (Infrastructure) - Appropriateness of QMs – Updated 15 June 2023	166
012B Qualifying Matters - (Infrastructure) - Areas with long-term infrastructure constraints – updated 10 May 2023	181
012C Qualifying Matters - (Infrastructure) - Combined wastewater network – Updated 15 June 2023	194
012D Qualifying Matters - (Infrastructure) - Stormwater disposal constraint – updated 30 March 2023	208
012E Qualifying Matters (Infrastructure) - Water and wastewater constraints – updated 15 June 2023	222
012F Qualifying Matters (Infrastructure) - Beachlands transport infrastructure constraint – updated 10 May 2023	238
013 Qualifying Matters - Additional – updated 15 June 2023	252

# National Policy Statement Urban Development

## Independent Hearings Panel

Auckland

### Hearing Topic 010A Qualifying Matters (Other) - Appropriateness of Qualifying Matters (Other)

Parties and Issues Report  
Updated 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

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

# 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

<b>HEARING TOPIC 010A Qualifying Matters (Other) Appropriateness of Qualifying Matters</b>		
<i>This hearing topic relates to submissions relating to the appropriateness of proposed Qualifying Matters (Other matters) under s771(j) and s770(j), RMA 1991.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>A1.3 A1.4.8</i>
<i>Chapter C General rules</i>	<i>Chapter C</i>	<i>C1.6A</i>
<i>Chapter D Overlays</i>	<i>D13 Notable Trees Overlay D15 Ridgeline Protection Overlay D16 Local Public Views Overlay D17 Historic Heritage Overlay D19 Auckland War Memorial Museum Viewshaft Overlay (s771(a) and s770(a) RMA 1991. S20A Stockade Hill Viewshaft Overlay</i>	<i>QM statements All provisions in these sections</i>
<i>Chapter E – Auckland-wide</i>	<i>E36 Natural Hazards and Flooding</i>	
<i>Chapter E Auckland-wide Infrastructure</i>	<i>E26 Infrastructure</i>	<i>E26.1.1.1, E26.4, E26.12</i>

<i>Chapter H Zones</i>	<i>H3A – Residential – Low Density Residential Zone</i>  <i>H8 Business – City Centre Zone</i>	
<i>Chapter I Precincts</i>	<i>Chapter I Precincts – Various, including:</i> - <i>1403 Beachlands 1 Precinct</i> - <i>Clevedon Precinct (Outside urban environment)</i> - <i>1443 Pukekohe Hill Precinct</i> - <i>1553 Warkworth North Precinct</i> - <i>1429 Pararēkau and Kōpuahingahinga Precinct</i>	
<i>Chapter L - Schedules</i>	<i>Schedule 10 Notable Trees Schedule</i>  <i>Schedule 11 Local Public Views schedule</i>  <i>Schedule 14.1 Schedule of Historic Heritage</i>	
<i>Chapter M Appendices</i>	<i>Appendix 11 Business – City Centre Zone sunlight admission into public places</i>	
<i>Map Viewer</i>	<i>Zones and Overlays</i>	<i>Spatially identified qualifying matters</i>  <i>Height Sensitive Areas</i>
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>  <i>B10. Ngā tūpono ki te taiao - Environmental risk</i>	<i>All provisions</i>

PC83	Schedule 10 Notable Tree schedule	
<b>Related topic provisions</b>		
<p><i>Topic 005 – Qualifying Matters</i></p> <p><i>All Topic 010 subtopics</i></p> <p><i>Topic 020 Precincts</i></p> <p><i>Topic 020a Precincts City Centre</i></p> <p><i>Topic 022 Schedules and Appendices</i></p>		

## 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**

<b>Total number of primary submitters</b>	24
<b>Total number of primary submission points</b>	28
<b>Total number of primary submitters who wish to be heard</b>	20
<b>Total number of further submitters</b>	128
<b>Total number of further submission points</b>	487
<b>Total number of further submitters who wish to be heard</b>	120

### 2.2. Submission coding topics and subtopics

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

Table 2.2: Topic coding

Topic	Subtopic
010 Qualifying Matters (Other)	010A Appropriateness of Qualifying Matters
	010B Auckland Museum Viewshaft (D19)
	010C Natural Hazards (less significant)
	010D Notable Trees (D13)
	010E Stockade Hill Viewshaft (D20A)
	010F City Centre Character Buildings
	010G City Centre Built Form Controls
	010H Local Public Views (D16)
	010I Ridgeline Protection (D15)
	010J Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)
	010K Qualifying Matters (Additional)

## 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**

<b>Pre-hearing documents</b>	<b>Date</b>	<b>Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents</b>
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><a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a></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**

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	

<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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

<b>Topic 010A Qualifying Matters (Other) Appropriateness of QMs (Other)</b>	
This topic will be heard by a Full Panel	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

### Appendix 1: List of parties

<b>Topic 010A Qualifying Matters (Other) – Appropriateness of Qualifying Matters (Other) Submitter Number and Name</b>	
<b>Sub #</b>	<b>Submitter Name</b>
146	Mark Powell
753	Lynda Murphy
894	Independent Māori Statutory Board
898	Cornwall Park Trust Board
901	Metlifecare Limited
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')

1076	Hudson Retirement LP
1085	The Tree Council
1115	Fluker Surveying Limited
1260	Howick Ratepayers and Residents Association
1302	Box Property Investments Ltd
1416	David James Watton
1803	The One Longhorn Limited
1814	Ian Peter Cassidy
1862	Mingo Alexander Innes
1893	South Epsom Planning Group
2034	Craigieburn Range Trust
2042	NZ Storage Holdings Limited
2043	HHWW Limited
2217	Paul Culley and Annette Kann
2248	Stuart P.C. Ltd
2284	Rock Solid Holdings Limited
2286	Civic Trust Auckland
2392	Ngāti Te Ata Waiohua

**Topic 010A**

**Qualifying Matters (Other) – Appropriateness of Qualifying Matters (Other)  
Further Submitter Number and Name**

<b>Further Sub #</b>	<b>Further Submitter</b>
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe

FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS108	John Woodhall
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS135	Cameron Loader
FS139	Oscar Fransman
FS141	Cockle Bay Residents and Ratepayers Association Inc.
FS143	Patrick Richard Forrester
FS151	Seaview Road Residents Group
FS152	Toka Tū Ake EQC

FS154	Bell Family Trust and Hoare & Co
FS155	Donald James Lyon and Catherine Elizabeth Lyon and the Donald and Catherine Lyon Trust
FS156	Pieter Lionel Holl
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
FS222	New Avenues No. 8 LP
FS225	Gerard Robert Murphy
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS244	Reydon Place Residents Society Incorporated
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS271	Thomas Purkis
FS272	Trevor Purkis
FS277	Steven and Shirley Wang
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
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch

FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS387	Karl Schweder
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS405	Raquel Francois
FS406	Franklin Heights Limited
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS442	South Epsom Planning Group (Inc)
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS482	Adam Muncey
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
FS527	Sarah Langstone-Ross
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

# National Policy Statement Urban Development

## Independent Hearings Panel

Auckland

# Hearing Topic 010B Qualifying Matters (Other)- Auckland Museum Viewshafts

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## 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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>3</b>
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
<b>3 Documents from the pre-hearing events</b> .....	<b>4</b>
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence .....	5
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>5</b>
4.1 Expert conferencing outcomes .....	5
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 .....	6
<b>5 Hearing Session/s</b> .....	<b>7</b>
<b>Appendix 1: List of parties</b> .....	<b>7</b>

# 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**

<b>HEARING TOPIC 010B Qualifying Matters (Other) - Auckland Museum Viewshafts (D19)</b>		
<i>This hearing topic relates to submissions related to the Auckland War Memorial Viewshaft as a Qualifying Matter (Other), identified as a QM under s771(a) and s770(a) – matter of natural importance under section 6, RMA 1991.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Chapter A Introduction</i>	<i>A1.4.8</i>
<i>Chapter C General rules</i>	<i>Chapter C</i>	<i>C1.6A</i>
<i>Chapter D Overlays</i>	<i>Chapter D19 Auckland War Memorial Museum Viewshaft Overlay Auckland</i>	<i>D19.1 QM statement</i>
<i>Chapter E Auckland-wide Infrastructure</i>	<i>Chapter E26 Infrastructure</i>	<i>E26.1.1 E26.12</i>
<i>Map viewer</i>	<i>Overlay</i>	<i>Spatially identified qualifying matters</i>
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>Chapter B Regional Policy Statement</i>	<i>Tāhuhu whakaruruhau ā-taone - Urban growth and form B2</i>	
<b>Related topic provisions</b>		
<i>Topic 005 – RPS PC80 Qualifying 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

<b>Total number of primary submitters</b>	4
<b>Total number of primary submission points</b>	5
<b>Total number of primary submitters who wish to be heard</b>	4
<b>Total number of further submitters</b>	120
<b>Total number of further submission points</b>	424
<b>Total number of further submitters who wish to be heard</b>	113

### 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

<b>Topic</b>	<b>Subtopic</b>
010 Qualifying Matters (Other)	010A Appropriateness of Qualifying Matters
	010B Auckland Museum Viewshaft (D19)
	010C Natural Hazards (less significant)
	010D Notable Trees (D13)
	010E Stockade Hill Viewshaft (D20A)
	010F City Centre Character Buildings
	010G City Centre Built Form Controls

	010H Local Public Views (D16)
	010I Ridgeline Protection (D15)
	010J Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)
	010K Qualifying Matters (Additional)

## 2.3 Panel Directions

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

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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Mediation 1 attendance sheet		
Mediation 2 attendance sheet		
Mediation Joint Statement 1		

Pre-hearing documents	Date	Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Expert Witnesses Joint Statement		
Hearing evidence		<p>Refer to this link</p> <p><a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a></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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<b>Matters raised</b>	
-----------------------	--

<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

## 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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

<b>Topic 010B Qualifying Matters (Other) Auckland Museum Viewshafts (D19)</b>	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

## Appendix 1: List of parties

<b>Topic 010B Qualifying Matters (Other) Auckland Museum Viewshaft (D19) Submitter Name and Number</b>	
<b>Sub #</b>	<b>Submitter Name</b>
872	Heritage New Zealand Pouhere Taonga
1079	The Coalition for More Homes
1962	Aedifice Property Group
1984	The Surveying Company Ltd

<b>Topic 010B Qualifying Matters (Other) - Auckland Museum Viewshaft Further Submitter Number and Name</b>	
<b>Further Sub #</b>	<b>Further Submitter</b>
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson

FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce

FS113	Sarah Allen
FS114	Barbara Joan Chapman
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
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
FS263	Herne Bay Residents Association Inc.
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, Hannah Sargisson, Wayne Hughes and Jane Hughes
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

FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS380	JL Trust
FS388	Pam Shearer
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS433	The Seaview Road Residents Group
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS456	Tom Birdsall
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS511	Angelique Ward
FS515	Jessica Ward
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

# National Policy Statement Urban Development

## Independent Hearings Panel

Auckland

# Hearing Topic 010C Qualifying Matters (Other) - Natural Hazards (less significant)

## 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

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

## 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**

<b>HEARING TOPIC 010C Qualifying Matters (Other) – Natural Hazards (less significant)</b>		
<p><i>This hearing topic relates to submissions relating to Chapter E36, natural hazards (flooding, coastal inundation), rainwater tanks and intensification around cliffs in Saint Marys's Bay. Natural hazards have been identified as a qualifying matter under s77I and s77O, RMA 1991.</i></p> <p><i>Topic 010J Qualifying Matters (A-1) Significant natural hazards is relevant to this sub- topic.</i></p>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A Introduction</i>	<i>Chapter A Introduction</i>	<i>A1.3 A1.4.8</i>
<i>Chapter E – Auckland Wide</i>	<i>E36 Natural Hazards and Flooding</i>	<i>All provisions</i>
<i>Chapter H Zones</i>	<i>H3A – Residential – Low Density Residential Zone</i>	<i>All provisions</i>
	<i>H5 Residential – Mixed Housing Urban Zone</i>	<i>H5.1 H5.2(5), H5.2(6) H5.3(B1), H5.3(6A)(f), H5.3(11)</i>
	<i>H6 Terrace Housing and Apartment Buildings Zone</i>	<i>H6.1 H6.2(5), H6.2(6) H6.3(8), H6.3(11),</i>
<i>Map Viewer</i>	<i>Coastal Erosion Coastal Inundation Flood Plains</i>	<i>Spatially identified qualifying matters</i>

**Proposed Auckland Unitary Plan Provisions Non IPI**

<p><i>Chapter B Regional Policy Statement</i></p>	<p>B2. Tāhuhu whakaruruhau ā-taone Urban growth and form</p>	<p><i>B2.1</i> <i>B2.2.1</i> <i>B2.2.2</i> <i>B2.3.1</i> <i>B2.3.1</i> <i>B2.3.2</i> <i>B2.4.1</i> <i>B2.4.2</i> <i>B2.5.1</i> <i>B2.5.2</i> <i>B2.6.1</i> <i>B2.6.2</i> <i>B2.7.1</i> <i>B2.7.2</i> <i>B2.8.1</i> <i>B2.8.2</i> <i>B2.9</i></p>
	<p>B7. Toitū te whenua, toitū te taiao – Natural resources</p>	<p><i>B7.3.2</i> <i>B7.4.2</i></p>
	<p>B8. Toitū te taiwhenua - Coastal environment</p>	<p><i>B8.2.2</i> <i>B8.3.1</i> <i>B8.4.2</i></p>
	<p>B10. Ngā tūpono ki te taiao - Environmental risk</p>	<p><i>B10.2.1</i> <i>B10.2.2</i> <i>B10.3.2</i></p>

## Related topic provisions

*Topic 004 PC80 Climate Change Resilience*

*Topic 005 RPS PC80 Qualifying Matters*

*Topic 009J Qualifying Matter A-1 Significant Natural Hazards*

## 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**

<b>Total number of primary submitters</b>	5
<b>Total number of primary submission points</b>	5
<b>Total number of primary submitters who wish to be heard</b>	4
<b>Total number of further submitters</b>	110
<b>Total number of further submission points</b>	209
<b>Total number of further submitters who wish to be heard</b>	106

### 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**

<b>Topic</b>	<b>Subtopic</b>
010 Qualifying Matters (Other)	010A Appropriateness of Qualifying Matters
	010B Auckland Museum Viewshaft (D19)

	010C Natural Hazards (less significant)
	010D Notable Trees (D13)
	010E Stockade Hill Viewshaft (D20A)
	010F City Centre Character Buildings
	010G City Centre Built Form Controls
	010H Local Public Views (D16)
	010I Ridgeline Protection (D15)
	010J Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)
	010K Qualifying Matters (Additional)

## 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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Mediation 1 attendance sheet		

Pre-hearing documents	Date	Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Mediation 2 attendance sheet		
Mediation Joint Statement 1		
Expert Witnesses Joint Statement		
Hearing evidence		<p>Refer to this link</p> <p><a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a></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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

## 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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

<b>TOPIC 010C Qualifying Matters (Other) – Natural Hazards (less significant)</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

### Appendix 1: List of parties

<b>Topic 010C Qualifying Matters (Other) – Natural Hazards that are less than significant Submitter Number and Name</b>	
<b>Sub #</b>	<b>Submitter Name</b>
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1088	Viaduct Harbour Holdings Limited
1295	John & Jocelyn Woodhall
1359	Hugh Green Limited
2229	Bronwen Innes

<b>Topic 010C Qualifying Matters (Other) – Natural Hazards (less significant) Further Submitter Number and Name</b>	
<b>Further Sub #</b>	<b>Further Submitter</b>
FS11	Ngāti Whātua Ōrākei Group
FS12	Southpark

FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS58	Latitude 37 Bodies Corporate
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn

FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS156	Pieter Lionel Holl
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
FS274	Sanford Limited
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated

FS309	Carolyn Reid
FS343	Waiwera Properties Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS388	Pam Shearer
FS392	Viaduct Harbour Bodies Corporate
FS395	Dawn Bertasius
FS396	Roma Bertasius
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
FS457	Pinewoods Motor Park Ltd
FS492	Paul Willetts and Laurence Nash
FS493	Stratis Body Corporate
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 010D Qualifying Matters (Other) – Notable Trees

## 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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>3</b>
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
<b>3 Documents from the pre-hearing events</b> .....	<b>4</b>
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence .....	5
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>5</b>
4.1 Expert conferencing outcomes .....	5
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
<b>5 Hearing Session/s</b> .....	<b>7</b>
<b>Appendix 1: List of parties</b> .....	<b>7</b>

## 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**

<b>HEARING TOPIC 010D Qualifying Matters (Other) - Notable Trees (D13)</b>		
<i>This hearing topic relates to submissions related to the protection of significant trees, notable trees and the identification of notable trees as a Qualifying Matter in PC78 in accordance with 77I(j) and 77O(j), RMA 1991.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Chapter A Introduction</i>	<i>A1.4.8 Table A1.4.8.1</i>
<i>Chapter C General rules</i>	<i>Chapter C</i>	<i>C1.6A</i>
<i>Chapter D Overlays</i>	<i>Chapter D13 Notable Trees Overlay</i>	<i>D13.1</i>
<i>Chapter E26</i>	<i>E26 Infrastructure</i>	<i>E26.1.1, E26.4</i>
<i>Schedule 10</i>	<i>Schedule 10 Notable Trees Schedule</i>	
<i>Map viewer</i>	<i>Notable Trees</i>	<i>Spatially identified qualifying matters – Notable Trees</i>
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>Chapter B Regional Policy Statement</i>	<i>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	
<i>PC83</i>	<i>Schedule 10 Notable Tree Schedule</i>	
<b>Relevant provisions of other topics</b>		

Topic 005 RPS PC80 Qualifying Matters

Topic 022 Schedules and Appendices

## 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

<b>Total number of primary submitters</b>	33
<b>Total number of primary submission points</b>	40
<b>Total number of primary submitters who wish to be heard</b>	27
<b>Total number of further submitters</b>	158
<b>Total number of further submission points</b>	910
<b>Total number of further submitters who wish to be heard</b>	149

### 2.2. Submission coding topics and subtopics

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

Table 2.2: Topic coding

<b>Topic</b>	<b>Subtopic</b>
010 Qualifying Matters (Other)	010A Appropriateness of Qualifying Matters
	010B Auckland Museum Viewshaft (D19)
	010C Natural Hazards (less significant)
	010D Notable Trees (D13)

	010E Stockade Hill Viewshaft (D20A)
	010F City Centre Character Buildings
	010G City Centre Built Form Controls
	010H Local Public Views (D16)
	010I Ridgeline Protection (D15)
	010J Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)
	010K Qualifying Matters (Additional)

## 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 <a href="http://www.intensificationhearingsaki.co.nz">www.intensificationhearingsaki.co.nz</a> webpage for documents
Mediation 1 attendance sheet		
Mediation 2 attendance sheet		

Pre-hearing documents	Date	Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Mediation Joint Statement 1		
Expert Witnesses Joint Statement		
Hearing evidence		<p>Refer to this link</p> <p><a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a></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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

## 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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

<b>TOPIC 010D Qualifying Matters (Other) - Notable Trees (D13)</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

### Appendix 1: List of parties

<b>Topic 010D Qualifying Matters (Other) Notable Trees (D13) Submitter Number and Name</b>	
<b>Sub #</b>	<b>Submitter Name</b>
26	Geoffrey William John Hinds
131	Ronald Philip Tapply
219	Jo Banks
443	Peter George Watts and Stephanie Joyce Lees
456	Eve Skogstad
666	Colleen Brown
872	Heritage New Zealand Pouhere Taonga
873	Kāinga Ora
954	Grey Lynn Residents Association
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 Waiohū Waka Taua Incorporated Society (Te Ākitai Waiohū)

1085	The Tree Council
1090	Steven Wang and Shirley Wang
1403	April Jolly
1465	Maheeka Ariyapperuma
1467	Oratia Foothills Ltd
1487	Takapuna Residents Association
1543	Winton Land Limited
1585	Gibbonsco Management Limited
1736	Henry Patrick James Ibbertson
1738	John Dymond Projects
1853	John Leonard Francis
1893	South Epsom Planning Group
1920	B W (2004) Limited
1962	Aedifice Property Group
1984	The Surveying Company Ltd
1988	Robyn Alexander and Katherine Heatley
2024	Tania Fleur Mace
2064	Pest Free Kaipatiki
2158	Piscita Investment Trust
2195	Matthew Brian Jeffreys, Stephanie Beth Jeffreys and Liston Trustee Services Limited
2196	Reynolds Family Trust and Piscita Investment Trust

<b>Topic 010D Qualifying Matters (Other) – Notable Trees Further Submitter Number and Name</b>	
<b>Further Sub #</b>	<b>Further Submitter</b>
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
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

FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
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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
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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, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS286	William Peake
FS287	Ivan Tottle
FS296	Character Coalition Incorporated
FS299	Mariposa Ltd
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS310	Shildon Ltd
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
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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
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 010E Qualifying Matters (Other) - Stockade Hill Viewshaft (D20A)

## 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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>2</b>
2.1. Parties to this topic.....	2
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
<b>3 Documents from the pre-hearing events</b> .....	<b>4</b>
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence .....	5
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>5</b>
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
<b>5 Hearing Session/s</b> .....	<b>7</b>
<b>Appendix 1: List of parties</b> .....	<b>7</b>

## 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**

<b>HEARING TOPIC 010E Stockade Hill Viewshaft (D20A)</b>		
<i>This hearing topic relates to submissions on the Stockade Viewshaft.</i>		
<i>Stockade Hill Viewshaft Overlay is identified in PC 78 as a Qualifying Matter in accordance with 771(j), RMA 1991.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>A1.3 A1.4.8</i>
<i>Chapter C General rules</i>	<i>Chapter C</i>	<i>C1.6A</i>
<i>Chapter D20A Stockade Hill Viewshaft Overlay</i>	<i>D20A Stockade Hill Viewshaft Overlay</i>	
<i>Chapter E26</i>	<i>E26 Infrastructure</i>	<i>E26.1.1.1, E26.12</i>
<i>Map Viewer</i>	<i>Zones and Overlays</i>	<i>Spatially identified qualifying matters</i>
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>Chapter B Regional Policy Statement</i>	<i>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	
<b>Relevant provisions of other topics</b>		
<i>Topic 005 RPS PC80 Qualifying 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

<b>Total number of primary submitters</b>	16
<b>Total number of primary submission points</b>	16
<b>Total number of primary submitters who wish to be heard</b>	14
<b>Total number of further submitters</b>	153
<b>Total number of further submission points</b>	258
<b>Total number of further submitters who wish to be heard</b>	143

## 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

<b>Topic</b>	<b>Subtopic</b>
010 Qualifying Matters (Other)	010A Appropriateness of Qualifying Matters
	010B Auckland Museum Viewshaft (D19)
	010C Natural Hazards (less significant)
	010D Notable Trees (D13)
	010E Stockade Hill Viewshaft (D20A)
	010F City Centre Character Buildings
	010G City Centre Built Form Controls
	010H Local Public Views (D16)
	010I Ridgeline Protection (D15)
	010J Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)

	010K Qualifying Matters (Additional)
--	--------------------------------------

### 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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> 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 <a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a> for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to</i>

<b>Pre-hearing documents</b>	<b>Date</b>	<b>Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents</b>
		<i>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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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

<b>Topic 010E Qualifying Matters (Other) - Stockade Hill Viewshaft (D20A)</b>	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

### Appendix 1: List of parties

<b>Topic 010E Qualifying Matters (Other) Stockade Hill Viewshaft (D20A) Submitter Number and Name</b>	
<b>Sub #</b>	<b>Submitter Name</b>
419	Andrew Moses
663	Naomi Thoms
717	Cockle Bay Residents and Ratepayers Association Inc.
780	Reydon Place Residents Society Incorporated
872	Heritage New Zealand Pouhere Taonga
873	Kāinga Ora
976	Judith Gayleen Mackereth
1114	Diane Dorothy Maloney
1260	Howick Ratepayers and Residents Association
1744	Fiona Moran
1748	Andries Popping
1895	Damian Light
1948	Lucas and Max Ltd
1984	The Surveying Company Ltd
2150	Raquel Francois
2187	Matthew Brajkovich

<b>Topic 010E Qualifying Matters (Other) – Stockade Hill Viewshaft Further Submitter Name and Number</b>	
<b>Further Sub #</b>	<b>Further Submitter</b>
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
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, Peter Sargisson and Hannah Sargisson
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, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS286	William Peake
FS287	Ivan Tottle
FS289	Andries Popping
FS296	Character Coalition Incorporated
FS305	Garry Downs
FS306	Fi Groves
FS309	Carolyn Reid
FS318	David Alison
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
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
FS405	Raquel Francois
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [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
FS446	Box Property Investments Ltd
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
FS486	Diane Dorothy Maloney
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

# National Policy Statement Urban Development

## Independent Hearings Panel

Auckland

# Hearing Topic 010F Qualifying Matters (Other) - City Centre Character Buildings

## Parties and Issues Report

**Updated on 26 February 2024**

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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>3</b>
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 .....	5
2.3.2 Direction for Auckland Council.....	5
<b>3 Documents from the pre-hearing events</b> .....	<b>5</b>
3.1 Topic pre-hearing documents.....	5
3.2 Independent expert evidence .....	6
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>6</b>
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 .....	7
4.4 Aligned pre-hearing outcomes from other topics .....	7
<b>5 Hearing Session/s</b> .....	<b>7</b>
<b>Appendix 1: List of parties</b> .....	<b>8</b>

# 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

<b>HEARING TOPIC 010F Qualifying Matters (Other) City Centre Character Buildings</b>		
<i>This hearing topic relates to submissions related to character buildings in the City Centre as a Qualifying Matter.</i>		
<i>PC78 identifies City Centre Character buildings as a Qualifying Matter under s770(j) of the RMA 1991.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Chapter A Introduction</i>	<i>A1.4.8, Table 1.4.8.1</i>
<i>Chapter D</i>	<i>D17 Historic Heritage Overlay</i>	<i>QM statement</i>
<i>Chapter E Auckland -wide Infrastructure</i>	<i>E26 Infrastructure</i>	<i>E26.1.1.1, E26.8</i>
<i>Chapter H8</i>	<i>H8 Business – City Centre Zone</i>	<i>H8.1 H8.2(4), H8.2(8), H8.2(13)  H8.3(14), H8.3(27), H8.3(28), H8.3(30a),  H8.4, Table H8.4.1,  H8.6, H8.6.2, H8.6.11, H8.6.13, H8.6.14, H8.6.15, H8.6.16,  H8.8  H8.9  H8.10</i>

		H8.11
<i>Chapter I Precincts – City Centre</i>	<i>Chapter I Precincts – City Centre</i>	
Chapter L Schedules	<i>Schedule 14.1 Schedule of Historic Heritage</i>	<i>QM statement</i>
Map viewer		
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>Chapter B Regional Policy Statement</i>	B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form	
<b>Relevant provisions of other topics</b>		
<i>Topic 005 RPS PC80 Qualifying Matters</i>		
<i>Topic 20a Precincts City Centre</i>		
<i>Topic 22 Schedules and Appendices</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**

<b>Total number of primary submitters</b>	4
<b>Total number of primary submission points</b>	8
<b>Total number of primary submitters who wish to be heard</b>	4
<b>Total number of further submitters</b>	125

<b>Total number of further submission points</b>	460
<b>Total number of further submitters who wish to be heard</b>	122

## 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**

<b>Topic</b>	<b>Subtopic</b>
010 Qualifying Matters (Other)	010A Appropriateness of Qualifying Matters
	010B Auckland Museum Viewshaft (D19)
	010C Natural Hazards (less significant)
	010D Notable Trees (D13)
	010E Stockade Hill Viewshaft (D20A)
	010F City Centre Character Buildings
	010G City Centre Built Form Controls
	010H Local Public Views (D16)
	010I Ridgeline Protection (D15)
	010J Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)
	010K Qualifying Matters (Additional)

## 2.3 Panel Directions

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

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

### 2.3.1 Direction for all submitters

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

[Direction 19 May 2023 – Hearing Panel’s response to Auckland Council’s Request for a Pause on Hearings and ADR for PC78](#)

[Direction 5 October 2023 - Evidence Exchange Dates and Quay Park ADR](#)

[Direction 20 November 2023 - Accepting Council's late evidence and altering evidence exchange date](#)

### 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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Mediation 1 attendance sheet		N/A
Mediation 2 attendance sheet		N/A
Mediation Joint Statement 1		N/A
Expert Witnesses Joint Statement		N/A
Hearing evidence		Refer to this link <a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/types-of-hearings/npsud-independent-hearings/Pages/evidence-documents.aspx?HearingId=724">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/types-of-hearings/npsud-independent-hearings/Pages/evidence-documents.aspx?HearingId=724</a>  for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to</i>

<b>Pre-hearing documents</b>	<b>Date</b>	<b>Link to www.intensificationhearingsakl.co.nz webpage for documents</b>
		<i>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**

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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**

<b>Matters raised</b>	N/A
<b>Summary of matters agreed</b>	N/A
<b>Summary of matters outstanding</b>	N/A
<b>Other matters</b>	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

<b>Matters raised</b>	N/A
<b>Summary of matters agreed</b>	N/A
<b>Summary of matters outstanding</b>	N/A
<b>Other matters</b>	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

<b>Topic or subtopic</b>	N/A
<b>Parties to the agreement</b>	N/A
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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

<b>HEARING TOPIC 010F Qualifying Matters (Other) City Centre Character Buildings</b>
--

This topic will be heard by a Full Panel

Date hearing commenced: 20 February 2024

Date hearing completed:

## Appendix 1: List of parties

Sub #	Submitter Name
872	Heritage New Zealand Pouhere Taonga
1079	The Coalition for More Homes
1088	Viaduct Harbour Holdings Limited
2160	Sanford Limited

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
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
FS58	Latitude 37 Bodies Corporate

<b>Further Sub #</b>	<b>Further Submitter</b>
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
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
FS155	Donald James Lyon and Catherine Elizabeth Lyon and the Donald and Catherine Lyon Trust
FS156	Pieter Lionel Holl
FS177	John Colebrook
FS180	Gold Star Corporation Limited
FS186	Sheila McCabe
FS191	The Gold House
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean

<b>Further Sub #</b>	<b>Further Submitter</b>
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
FS243	SKYCITY Auckland Limited
FS252	Eke Panuku Development Auckland
FS263	Herne Bay Residents Association Inc.
FS271	Thomas Purkis
FS272	Trevor Purkis
FS274	Sanford Limited
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
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS372	JL Trust
FS388	Pam Shearer
FS392	Viaduct Harbour Bodies Corporate
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association

<b>Further Sub #</b>	<b>Further Submitter</b>
FS433	The Seaview Road Residents Group
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS456	Tom Birdsall
FS492	Paul Willetts and Laurence Nash
FS493	Stratis Body Corporate
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS511	Angelique Ward
FS515	Jessica Ward
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

# National Policy Statement Urban Development

## Independent Hearings Panel

Auckland

# Hearing Topic 010G Qualifying Matter (Other) City Centre Built Form Controls

## Parties and Issues Report

**Updated on 26 February 2024**

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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>3</b>
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
<b>3 Documents from the pre-hearing events</b> .....	<b>4</b>
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence .....	5
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>5</b>
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
<b>5 Hearing Session/s</b> .....	<b>7</b>
<b>Appendix 1: List of parties</b> .....	<b>7</b>

## 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**

<b>HEARING TOPIC 010G Qualifying Matters (Other) City Centre Built Form Controls</b>		
<i>This hearing topic relates to submissions related to the built form controls in the City Centre as a Qualifying Matter in PC78 under s771(j) and s770(j), RMA 1991.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>A1.3 A1.4.8</i>
<i>Chapter C General rules</i>	<i>Chapter C</i>	<i>C1.6A</i>
<i>Chapter H Zones</i>	<i>H8 Business – City Centre Zone</i>	<i>All provisions</i>
<i>Chapter I precincts</i>	<i>Chapter I precincts – City Centre</i>	
<i>Chapter M Appendices</i>	<i>Appendix 11 Business – City Centre Zone sunlight admission into public places</i>	
<i>Map Viewer</i>	<i>Zones and Overlays</i>	<i>Spatially identified qualifying matters Height Variation Control</i>
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	<i>All provisions</i>
<b>Related topic provisions</b>		
<i>Topic 005 RPS PC80 Qualifying Matters</i>		

*Topic 014 Height*

*Topic 016 Business Zones*

*Topic 020a Precincts City Centre*

## 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**

<b>Total number of primary submitters</b>	9
<b>Total number of primary submission points</b>	9
<b>Total number of primary submitters who wish to be heard</b>	9
<b>Total number of further submitters</b>	158
<b>Total number of further submission points</b>	362
<b>Total number of further submitters who wish to be heard</b>	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**

<b>Topic</b>	<b>Subtopic</b>
010 Qualifying Matters (Other)	010A Appropriateness of Qualifying Matters
	010B Auckland Museum Viewshaft (D19)
	010C Natural Hazards (less significant)

	010D Notable Trees (D13)
	010E Stockade Hill Viewshaft (D20A)
	010F City Centre Character Buildings
	010G City Centre Built Form Controls
	010H Local Public Views (D16)
	010I Ridgeline Protection (D15)
	010J Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)
	010K Qualifying Matters (Additional)

## 2.3 Panel Directions

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

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

### 2.3.1 Direction for all submitters

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

[Direction 19 May 2023 – Hearing Panel’s response to Auckland Council’s Request for a Pause on Hearings and ADR for PC78](#)

[Direction 5 October 2023 - Evidence Exchange Dates and Quay Park ADR](#)

[Direction 20 November 2023 - Accepting Council's late evidence and altering evidence exchange date](#)

### 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**

<b>Pre-hearing documents</b>	<b>Date</b>	<b>Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents</b>
Mediation 1 attendance sheet		N/A
Mediation 2 attendance sheet		N/A
Mediation Joint Statement 1		N/A
Expert Witnesses Joint Statement		N/A
Hearing evidence		<p>Refer to this link</p> <p><a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a></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**

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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**

<b>Matters raised</b>	N/A
<b>Summary of matters agreed</b>	N/A
<b>Summary of matters outstanding</b>	N/A
<b>Other matters</b>	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**

<b>Matters raised</b>	N/A
<b>Summary of matters agreed</b>	N/A
<b>Summary of matters outstanding</b>	N/A
<b>Other matters</b>	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**

<b>Topic or subtopic</b>	N/A
<b>Parties to the agreement</b>	N/A
<b>Outcomes</b> <b>Date received</b>	N/A

#### 4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

## 5 Hearing Session/s

Table 5: Hearing sessions

Topic 010G Qualifying Matters (Other) City Centre Built Form Controls	
This topic will be heard by a Full Panel	
Date hearing commenced:	20 February 2024
Date hearing completed:	

### Appendix 1: List of parties

Sub #	Submitter Name
872	Heritage New Zealand Pouhere Taonga
873	Kāinga Ora
895	Ngāti Whātua Ōrākei Group
946	SKYCITY Auckland Limited ('SKYCITY')
1585	Gibbonsco Management Limited
2286	Civic Trust Auckland
2291	The Parc Bodies Corporate Et al

Further Sub #	Further Submitter
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS24	Christopher DH. Ross

<b>Further Sub #</b>	<b>Further Submitter</b>
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS58	Latitude 37 Bodies Corporate
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman

<b>Further Sub #</b>	<b>Further Submitter</b>
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
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 Gains
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
FS267	Philip Mayo
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS023	Malcolm MacDonald
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS252	Eke Panuku Development Auckland
FS305	Garry Downs
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.
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust

<b>Further Sub #</b>	<b>Further Submitter</b>
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
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS296	Character Coalition Incorporated
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
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS372	JL Trust
FS383	Ports of Auckland Limited
FS388	Pam Shearer
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS415	Howick Ratepayers and Residents Association [HRRRA].

<b>Further Sub #</b>	<b>Further Submitter</b>
FS421	Tania Fleur Mace
FS424	Motu Design Limited
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
FS480	Niall McLaren Robertson
FS456	Tom Birdsall
FS049	William Akel and Robyn Hughes
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS050	Martin Dobson
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS493	Stratis Body Corporate
FS503	Erica Hellier
FS525	Andrew Brown
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS524	69 Roberta Avenue Limited
FS531	Cushla & Cameron Wallace
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

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National Policy Statement Urban  
Development

**Independent Hearings Panel**

Auckland

**Hearing Topic 010H  
Qualifying Matters (Other)  
Local Public Views**

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**Parties and Issues Report**

**Updated on 4 March 2024**

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

<b>1. Hearing topic information .....</b>	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway .....</b>	<b>3</b>
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
<b>3 Documents from the pre-hearing events .....</b>	<b>4</b>
3.1 Topic pre-hearing documents .....	4
3.2 Independent expert evidence.....	5
<b>4 Summary of pre-hearing event outcomes .....</b>	<b>5</b>
4.1 Expert conferencing outcomes .....	5
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 .....	6
<b>5 Hearing Session/s .....</b>	<b>7</b>
<b>Appendix 1: List of parties .....</b>	<b>7</b>

## 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**

<b>HEARING TOPIC 010H Qualifying Matters (Other) Local Public Views</b>		
<i>This hearing topic relates to submissions relating to Local Public Views and the appropriateness of Local Public Views as a Qualifying Matter in PC78 under s771(j) and s770(j), RMA 1991.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>A1.3 A1.4.8</i>
<i>Chapter C General rules</i>	<i>Chapter C</i>	<i>C1.6A</i>
<i>Chapter D Overlays – Natural Heritage</i>	<i>Chapter D16 Local Public Views Overlay</i>	<i>D16.1 - QM Statement D16.4 D16.10</i>
<i>Chapter E Auckland-wide Infrastructure</i>	<i>E26 Infrastructure</i>	<i>E26.1.1.1 E26.12</i>
<i>Chapter L - Schedules</i>	<i>Schedule 11 Local Public Views schedule</i>	
<i>Map Viewer</i>	<i>Overlays</i>	<i>Spatially identified qualifying matters</i>
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	
<b>Related topic provisions</b>		
<i>Topic 005 RPS PC80 Qualifying Matters</i>		
<i>Topic 022 Schedules and Appendices</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

<b>Total number of primary submitters</b>	8
<b>Total number of primary submission points</b>	8
<b>Total number of primary submitters who wish to be heard</b>	8
<b>Total number of further submitters</b>	151
<b>Total number of further submission points</b>	668
<b>Total number of further submitters who wish to be heard</b>	141

### 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

<b>Topic</b>	<b>Subtopic</b>
010 Qualifying Matters (Other)	010A Appropriateness of Qualifying Matters
	010B Auckland Museum Viewshaft (D19)
	010C Natural Hazards (less significant)
	010D Notable Trees (D13)
	010E Stockade Hill Viewshaft (D20A)
	010F City Centre Character Buildings
	010G City Centre Built Form Controls

	010H Local Public Views (D16)
	010I Ridgeline Protection (D15)
	010J Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)
	010K Qualifying Matters (Additional)

## 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

<https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-010h-minute-2024-02-20.pdf>

### 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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Mediation 1 attendance sheet		
Mediation 2 attendance sheet		
Mediation Joint Statement 1		

Pre-hearing documents	Date	Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Expert Witnesses Joint Statement		
Hearing evidence		<p>Refer to this link</p> <p><a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a></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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<b>Matters raised</b>	
-----------------------	--

<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

## 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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**

<b>Topic 010H Qualifying Matters (Other) Local Public Views</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

## Appendix 1: List of parties

### Topic 010H

### Qualifying Matters (Other) – Local Public Views (D16)

### Submitter Number and Name

<b>Topic 010H</b>	
<b>Qualifying Matters (Other) – Local Public Views (D16)</b>	
<b>Submitter Number and Name</b>	
<b>Sub#</b>	<b>Submitter Name</b>
427	Alan Roy Watson
504	Charles H Levin
839	Russell Property Group
873	Kāinga Ora
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1543	Winton Land Limited
1585	Gibbonsco Management Limited

1586	Shundi Tamaki Village Limited
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<b>Topic 010H Qualifying Matters (Other) – Local Public Views Further Submitter Number and Name</b>	
<b>Further Sub #</b>	<b>Further Submitter</b>
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
FS13	Keith Law
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS156	Pieter Lionel Holl
FS16	Robert Hay
FS164	Parnell East Community Group
FS17	Greg Jones
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
FS20	Dennis Michael Simpson
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
FS21	Sarah Anne Kerr
FS225	Gerard Robert Murphy
FS23	Malcolm MacDonald
FS239	Michael David Brockway Rogers
FS24	Christopher DH. Ross
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
FS26	Anita Jackson
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS27	Hugo Jackson
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
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
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
FS408	Michelle Elizabeth Goldfinch
FS409	Janet Grant
FS41	Simon Birkenhead
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc

FS413	Maureen Harris
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS419	Marian Kohler and Graham Kohler
FS42	Bruce Lloyd Gilbert
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS426	Andrew Kent Robertson
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS44	Michael Gordon Hillyer
FS440	Darryl Gregory
FS45	Gaynor Steel
FS456	Tom Birdsall
FS46	Mark Hardie
FS47	Sara Hardie
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
FS48	Richard Rolfe
FS487	John Gordon Hunt
FS49	William Akel and Robyn Hughes
FS492	Paul Willetts and Laurence Nash
FS50	Martin Dobson
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS51	Frederick Ball and Josephine Ball
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
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker

FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller

# National Policy Statement Urban Development

## Independent Hearings Panel

Auckland

# Hearing Topic 010I Qualifying Matters (Other) - Ridgeline Protection

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## 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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>2</b>
2.1. Parties to this topic.....	2
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
<b>3 Documents from the pre-hearing events</b> .....	<b>4</b>
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence .....	5
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>5</b>
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
<b>5 Hearing Session/s</b> .....	<b>7</b>
<b>Appendix 1: List of parties</b> .....	<b>7</b>

## 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

<b>HEARING TOPIC 010A Qualifying Matters (Other) - Ridgeline Protection</b>		
<i>This hearing topic relates to submissions related to the Ridgeline Protection Overlay as a Qualifying Matter (Other) under s77I(d) and 77I(j), RMA 1991.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>A1.3 A1.4.8</i>
<i>Chapter C General rules</i>	<i>Chapter C</i>	<i>C1.6A</i>
<i>Chapter D Overlays – Natural Heritage</i>	<i>D15 Ridgeline Protection Overlay</i>	<i>All provisions in this section</i>
<i>Chapter E Auckland-wide Infrastructure</i>	<i>E26 Infrastructure</i>	<i>E26.1.1.1 E26.12</i>
<i>Map Viewer</i>	<i>Overlays</i>	<i>Spatially identified qualifying matters</i>
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</i>	
<b>Related topic provisions</b>		
<i>Topic 005 RPS PC80 Qualifying Matters</i>		
<i>Topic 005 Qualifying 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**

<b>Total number of primary submitters</b>	11
<b>Total number of primary submission points</b>	29
<b>Total number of primary submitters who wish to be heard</b>	10
<b>Total number of further submitters</b>	153
<b>Total number of further submission points</b>	2,372
<b>Total number of further submitters who wish to be heard</b>	143

## 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**

<b>Topic</b>	<b>Subtopic</b>
010 Qualifying Matters (Other)	010A Appropriateness of Qualifying Matters
	010B Auckland Museum Viewshaft (D19)
	010C Natural Hazards (less significant)
	010D Notable Trees (D13)
	010E Stockade Hill Viewshaft (D20A)
	010F City Centre Character Buildings
	010G City Centre Built Form Controls
	010H Local Public Views (D16)
	010I Ridgeline Protection (D15)
	010J Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)

	010K Qualifying Matters (Additional)
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## 2.3 Panel Directions

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

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

### 2.3.1 Direction for all submitters

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

### 2.3.2 Direction for Auckland Council

N/A

## 3 Documents from the pre-hearing events

### 3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> 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 <a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a>  for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to</i>

<b>Pre-hearing documents</b>	<b>Date</b>	<b>Link to www.intensificationhearingsakl.co.nz webpage for documents</b>
		<i>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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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

<b>Topic 010I Qualifying Matters (Other) - Ridgeline Protection</b>	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

### Appendix 1: List of parties

<b>Topic 010I Qualifying Matters (Other) – Ridgeline Protection (D15) Submitter Number and Name</b>	
<b>Sub #</b>	<b>Submitter Name</b>
184	Alan McArdle
872	Heritage New Zealand Pouhere Taonga
873	Kāinga Ora
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1084	Te Ākitai Waiohua Waka Taua Incorporated Society (Te Ākitai Waiohua)
1120	Victoria and Phillip Lowe
1304	Janette Jiayi Yan and Mark
1543	Winton Land Limited
1553	T K Stables
1585	Gibbonsco Management Limited
1962	Aedifice Property Group

<b>Topic 010I Qualifying Matters (Other) – Ridgeline Protection Further submitter Name and Number</b>	
<b>Further Sub #</b>	<b>Further Submitter</b>
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
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 Gains
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
FS210	Alan McArdle
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.
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
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].
FS419	Marian Kohler and Graham Kohler
FS421	Tania Fleur Mace
FS424	Motu Design Limited
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
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 010J Qualifying Matters (Other) - Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)

## Parties and Issues Report

Updated on 17 July 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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>3</b>
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
<b>3 Documents from the pre-hearing events</b> .....	<b>5</b>
3.1 Topic pre-hearing documents.....	5
3.2 Independent expert evidence .....	5
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>6</b>
4.1 Expert conferencing outcomes .....	6
4.2 Mediation outcomes .....	7
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway .....	7
4.4 Aligned pre-hearing outcomes from other topics .....	8
<b>5 Hearing Session/s</b> .....	<b>8</b>
<b>Appendix 1: List of parties</b> .....	<b>8</b>

## 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**

<b>HEARING TOPIC 010J Qualifying Matters (Other) - Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)</b>		
<i>This hearing topic relates to submissions related to Pukekiwiriki Pā and Pararēkau Island, identified as a Qualifying Matter under s77I(a), RMA 1991.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>A1.3 A1.4.8</i>
<i>Chapter C General rules</i>	<i>Chapter C</i>	<i>C1.6A</i>
<i>Chapter D Overlays</i>	<i>D17 Historic Heritage Overlay</i>	<i>QM statements D17.4</i>
<i>Chapter E Auckland-wide Infrastructure</i>	<i>E26 Infrastructure</i>	<i>E26.1.1.1, E26.8</i>
<i>Chapter H Zones</i>	<i>H3A – Residential – Low Density Residential Zone</i>	<i>Pararēkau Island (QM) - LDRZ</i>
	<i>H5 Residential – Mixed Housing Urban Zone</i>	<i>H5.3(17) H5.6.4 H5.8.2(2)(4)(f)</i>
<i>Chapter I Precincts</i>	<i>I429 Pararēkau and Kōpuahingahinga Precinct</i>	<i>All provisions</i>
<i>Chapter L Schedules</i>	<i>Schedule 14.1 Schedule of Historic Heritage</i>	<i>QM Statement</i>

<i>Map Viewer</i>	<i>Zones and Overlays</i>	<i>Spatially identified qualifying matters</i>  <i>Pukekiwiriki Pā/ Pukeōiwiriki Pā (QM) – Height Variation Control (HVC)</i>
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>Chapter B Regional Policy Statement</i>	<i>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form.</i>	
<b>Related topic provisions</b>		
<i>Topic 005 RPS PC80 Qualifying Matters</i>  <i>Topic 015 Residential Zones</i>  <i>Topic 020 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**

<b>Total number of primary submitters</b>	9
<b>Total number of primary submission points</b>	16
<b>Total number of primary submitters who wish to be heard</b>	9
<b>Total number of further submitters</b>	116
<b>Total number of further submission points</b>	531
<b>Total number of further submitters who wish to be heard</b>	113

## 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
010 Qualifying Matters (Other)	010A Appropriateness of Qualifying Matters
	010B Auckland Museum Viewshaft (D19)
	010C Natural Hazards (less significant)
	010D Notable Trees (D13)
	010E Stockade Hill Viewshaft (D20A)
	010F City Centre Character Buildings
	010G City Centre Built Form Controls
	010H Local Public Views (D16)
	010I Ridgeline Protection (D15)
	010J Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)
	010K Qualifying Matters (Additional)

## 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/Hearing-documents.aspx?HearingId=684>

### 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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Expert Witnesses Attendance Sheet	14/04/2023	<a href="#">Expert conference attendance sheet – Topic 010J Qualifying Matters (Other) Māori Cultural Heritage – Pukekiwiriki Pā and Pararēkau Island</a>
Expert Witnesses Joint Statement	14/04/2023	<a href="#">Joint Witness Statement – Topic 010J Qualifying Matters (Other) Māori Cultural Heritage – Pukekiwiriki Pā and Pararēkau Island</a>
Hearing evidence		Refer to this link  <a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a>  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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	

<b>Date evidence received:</b>	
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## 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**

<b>Matters raised</b>	<p>Experts discussed:</p> <ul style="list-style-type: none"> <li>• The most appropriate way to determine the relationship of Māori with sites, wāhi tapu and other taonga within Tāmaki Makaurau <ul style="list-style-type: none"> <li>○ The role of iwi and hapū both as Mana Whenua and mataawaka in the context of Tāmaki Makaurau.</li> <li>○ What supporting material is relevant.</li> <li>○ The role of engagement with iwi and hapū when assessing sites.</li> <li>○ What can be considered a relevant matter under section 6(e) of the RMA.</li> </ul> </li> <li>• To what extent is the consideration of cultural landscapes relevant when undertaking landscape assessments of a site or place? <ul style="list-style-type: none"> <li>○ If cultural landscapes are relevant, how these considerations can be best incorporated</li> </ul> </li> <li>• Apart from adverse visual effects, to what extent does built intensification of a site or place also generate other adverse cultural effects? <ul style="list-style-type: none"> <li>○ With reference to any other adverse cultural effects on Pararēkau Island and Pukekiwiriki Pā, what the most appropriate development outcome for addressing these issues might be</li> </ul> </li> </ul>
<b>Summary of matters agreed</b>	<p>The Joint Witness Statement for this topic is particularly detailed and it is best that it be referred to in its entirety.</p> <p>Experts who attended conferencing on this topic provided their expert opinion in high-level discussion on the matters listed</p>

	above. Specific provisions were not considered and experts did not record explicit disagreement over any specific matters.
<b>Summary of matters outstanding</b>	No matters were outstanding.
<b>Other matters</b>	<p>Expert Conferencing for this topic was initially planned to canvas planning matters in a second session following initial expert conferencing on cultural heritage and cultural landscape matters. This second session was deferred until further notice on the request of party Karaka Harbourside Estates Limited (KHEL), in order to allow KHEL to engage in consultation outside of the PC78 process with the goal of reducing the scope of or removing disagreement between parties over this topic. This is recorded in the JWS (item 5).</p> <p>KHEL then indicated to the Panel in a memorandum on the 6<sup>th</sup> of June 2023 that it no longer intended to pursue its submission through the hearings process or ADR. As such, the deferred second expert conferencing session (which had not been rescheduled) was cancelled.</p>

## 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

<b>Matters raised</b>	N/A
<b>Summary of matters agreed</b>	N/A
<b>Summary of matters outstanding</b>	N/A
<b>Other matters</b>	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

<b>Topic or subtopic</b>	
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<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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

<b>Topic 010J Qualifying Matters (Other) - Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

### Appendix 1: List of parties

<b>Topic 010J Qualifying Matters (Other) - Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)</b>	
<b>Submitter Number and Name</b>	
<b>Sub #</b>	<b>Submitter Name</b>
872	Heritage New Zealand Pouhere Taonga
894	Independent Māori Statutory Board

998	Karaka Harbourside Estates Limited
1079	The Coalition for More Homes
1084	Te Ākitai Waiohua Waka Taua Incorporated Society(Te Ākitai Waiohua)
1905	Ngati Tamaoho Te Tai Ao Unit
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2392	Ngāti Te Ata Waiohua

**Topic 010J**  
**Qualifying Matters (Other) - Māori Cultural Heritage (Pukekiwiriki Pā and Pararēkau Island)**

**Further submitter Number and Name**

<b>Further Sub #</b>	<b>Further Submitter</b>
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
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
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
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
FS263	Herne Bay Residents Association Inc.
FS265	Karaka Harbourside Estates Limited
FS271	Thomas Purkis
FS272	Trevor Purkis
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
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS380	JL Trust
FS388	Pam Shearer
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS433	The Seaview Road Residents Group
FS437	St Mary's Bay Association

FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS456	Tom Birdsall
FS472	North Eastern Investments Limited
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

# National Policy Statement Urban Development

## Independent Hearings Panel

Auckland

# Hearing Topic 011 Qualifying matters (Special Character)

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Draft Parties and Issues Report  
Updated on 16 May 2023

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



## Table of Contents

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>5</b>
2.1. Parties to this topic.....	5
2.2. Submission coding topics and subtopics .....	5
2.3 Panel Directions .....	6
2.3.1 Direction for all submitters .....	6
2.3.2 Direction for Auckland Council.....	6
<b>3 Documents from the pre-hearing events</b> .....	<b>6</b>
3.1 Topic pre-hearing documents.....	6
3.2 Independent expert evidence .....	8
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>8</b>
4.1 Expert conferencing outcomes .....	8
4.2 Mediation outcomes .....	13
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway .....	13
4.4 Aligned pre-hearing outcomes from other topics .....	14
<b>5 Hearing Session/s</b> .....	<b>14</b>
<b>Appendix 1: List of parties</b> .....	<b>14</b>

## 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**

<b>HEARING TOPIC 011 Qualifying matters (Special Character)</b>		
<i>This hearing topic relates to submissions on the Special Character Areas Overlay qualifying matter.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A Introduction</i>	<i>A1.4. Identifying the different functions of provisions within the Auckland Unitary Plan</i>	<i>Table A1.4.8.1. Table A1.4.8.2.</i>
<i>Chapter C General rules</i>	<i>C1. General rules</i>	<i>C1.6A(1)</i>
<i>Chapter D Overlays</i>	<i>D18 Special Character Areas Overlay – Residential and Business</i>	<i>All provisions in this section</i>
<i>Chapter H Zones</i>	<i>H3A Residential – Low Density Residential Zone</i>	<i>H3A.1. H3A.2. (1), H3A.2 (4), H3A.2. (6) H3A.3. (1), H3A.3. (2), H3A.3 (7), H3A.3. (8) H3A.4.1 H3A.6. H3A.7. H3A.8</i>

	<i>H6 Residential – Terrace Housing and Apartment Buildings Zone</i>	<i>H6.6.8.</i>
	<i>H9 Business – Metropolitan Centre Zone</i>	<i>H9.2.(4)(d)</i> <i>3.(12A H9.), H9.3.(13), H9.3.(14)</i> <i>H9.6.1., H9.6.2.</i>
	<i>H10 Business – Town Centre Zone</i>	<i>H10.2.(4)(d)</i> <i>H10.3.(12A), H10.3.(13), H10.3. (14)</i> <i>H10.6.1., H10.6.2.</i>
	<i>H11 Business – Local Centre Zone</i>	<i>H11.2.(4)(d)</i> <i>H11.3.(12A), H11.3.(13), H11.3. (14)</i> <i>H11.6.1., H11.6.2.</i>
	<i>H12 Business – Neighbourhood Centre Zone</i>	<i>H12.2.(4)(d)</i> <i>H12.3.(12A), H12.3.(13), H12.3 (14)</i> <i>H12.6.1., H12.6.2.</i>
	<i>H13 Business – Mixed Use Zone</i>	<i>H13.2.(4)(d),</i> <i>H13.3.(12A), H13.3.(13), H13.3 (14)H13.6.1., H13.6.2.</i>
	<i>H14 Business – General Business Zone</i>	<i>H14.6.2.</i>

	<i>H15 Business – Business Park Zone</i>	<i>H15.6.2.</i>
	<i>H17 Business – Light Industry Zone</i>	<i>H17.1. H17.2.(5) H17.3.(5A) H17.6.1,</i>
<i>Chapter L Schedules</i>	<i>Schedule 15 Special Character Schedule, Statements and Maps</i>	<i>All provisions in this section</i>
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>Plan Change 80</i>	<i>B2 Tāhuhu whakarurukau ā-taone – Urban growth and form</i>	<i>B2.4.1. (1A) B2.4.2. (2), B2.4.2. (3), B2.4.2. (4), B2.4.2. (5)  B2.5.1. (3)(c) B2.5.2. (4)(g)</i>
<b>Related topic provisions</b>		
<i>014 Height</i>	<i>014K Special Character – Business transitions – Height next to SCAB  014L – Special Character – Residential transitions – Height next to SCAR</i>	
<i>015 Residential Zones</i>	<i>015A Low Density Residential Zone</i>	
<i>016 Business Zones</i>	<i>All topics</i>	

<i>022 Schedules and Appendices</i>	<i>Schedule 15 Special Character Schedule, Statements and Maps</i>
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## 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**

<b>Total number of primary submitters</b>	1053
<b>Total number of primary submission points</b>	2179
<b>Total number of primary submitters who wish to be heard</b>	621
<b>Total number of further submitters</b>	257
<b>Total number of further submission points</b>	25590
<b>Total number of further submitters who wish to be heard</b>	235

### 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**

<b>Topic</b>	<b>Subtopic</b>
Qualifying Matters – Special Character	Appropriateness of QM (Special Character)
	Special Character Residential - provisions
	Special Character Residential – support property/area in SCAR as notified

	Special Character Residential – remove property/area from SCAR
	Special Character Residential – add new property/area to SCAR
	Special Character Residential – methodology / scoring system
	Special Character Residential – general or non-specific
	Special Character Business - provisions
	Special Character Business - support property/area in SCAB as notified
	Special Character Business - remove property/area from SCAB
	Special Character Business - add new property/area to SCAB
	Special Character Business - general or non-specific

## 2.3 Panel Directions

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

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

### 2.3.1 Direction for all submitters

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

[Direction 12 May 2023 – ADR pause memo](#)

### 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 <a href="http://www.intensificationhearingsaki.co.nz">www.intensificationhearingsaki.co.nz</a> webpage for documents
Expert Witnesses Joint Statement – Special	20/04/2023	<a href="#">Joint Witness Statement – SCAR Session</a>

Pre-hearing documents	Date	Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Character Areas Residential - Session 1		<a href="#">1</a>
Expert Conferencing Attendance Sheet - Special Character Areas Residential – Session 1	20/04/2023	<a href="#">Expert Conference Attendance Sheet – SCAR Session 1</a>
Expert Witnesses Joint Statement – Special Character Areas Residential – Session 2	21/04/2023	<a href="#">Joint Witness Statement – SCAR Session 2</a>
Expert Conferencing Attendance Sheet - Special Character Areas Residential – Session 2	21/04/2023	<a href="#">Expert Conference Attendance Sheet – SCAR Session 2</a>
Expert Witnesses Joint Statement – Special Character Areas Residential – Session 3	26/04/2023	<a href="#">Joint Witness Statement – SCAR Session 3</a>
Expert Conferencing Attendance Sheet - Special Character Areas Residential – Session 3	26/04/2023	<a href="#">Expert Conference Attendance Sheet – SCAR Session 3</a>
Expert Witnesses Joint Statement – Special Character Areas Business	03/05/2023	<a href="#">Joint Witness Statement - SCAB</a>
Expert Conferencing Attendance Sheet - Special Character Areas Business	03/05/2023	<a href="#">Expert Conference Attendance Sheet – SCAB</a>
Hearing evidence		Refer to this link  <a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a>  for copies of evidence submitted prior to

Pre-hearing documents	Date	Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
		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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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	<u>Special Character Areas – Residential</u>
	<ul style="list-style-type: none"> <li>• Whether a Special Character Areas Overlay can be a qualifying matter.</li> <li>• Whether the Special Character Areas Overlay as notified in PC78 can be a qualifying matter.</li> <li>• Whether the Special Character Areas Overlay should be a qualifying matter.</li> <li>• Whether special character is historic heritage.</li> <li>• Whether areas which are not part of the SCAR overlay in the Operative AUP 2016 can be added to the PC78 SCAR overlay.</li> </ul>

	<ul style="list-style-type: none"> <li>• Whether the methodology used by Council to determine the extent of the SCAR overlay in PC78 meets the RMA tests for a qualifying matter under 77I(j), 77J and 77L.</li> <li>• Whether a different methodology to the one used by Council should be used to evaluate special character as a qualifying matter.</li> <li>• What the implications of a new or amended methodology would be on PC78.</li> <li>• Whether the thresholds used by Council to identify special character, both within and outside walkable catchments, are set at the right level.</li> <li>• Whether a different approach is needed for scoring individual properties with alterations consented under the AUP.</li> <li>• Whether individual properties scored 4 during survey should be included in the threshold for consideration as a qualifying matter.</li> <li>• Whether the methodology should be amended to consider Isthmus A, Isthmus B, and/or Isthmus C areas together where they are adjacent.</li> <li>• Whether rear lots should be included in or excluded from the scoring system used to determine the quality of a special character area.</li> <li>• Whether Google streetview is an appropriate tool to use for site-specific survey, and if not, how many and which areas surveyed exclusively using this programme should be resurveyed.</li> <li>• Whether non-residential activities should be included within the Special Character Areas Overlay objective D18.2(6) and policy D18.3(7C), or whether these can be effectively managed via the underlying zone and the provisions within the overlay related to development?</li> <li>• Whether objective D18.2 (4) should be amended by removing the word 'Existing'.</li> <li>• Whether the SCAR overlay should be amended to provide for up to two dwellings on large sites (minimum 1200m2 for two dwellings).</li> <li>• Whether the overlay should include an array of non-residential activities such as home occupations, dairies, care centres etc.</li> <li>• Whether restoration and repair to a building on a site in the SCA overlay, as a permitted activity, should be subject to standards for height, HIRB, yards, coverage and so on.</li> <li>• Whether the Special Character Areas Overlay Residential should have a height limit (of 8m)</li> <li>• Whether provision should be made for integrated developments on large sites within Special Character</li> </ul>
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	<p>Areas and, if so, what the standards should be.</p> <ul style="list-style-type: none"> <li>• Whether standard D18.6.1A.2 (3) Minor dwellings standards should be amended to remove the word 'existing.'</li> <li>• Whether standard D18.6.1.2. Height in relation to boundary should be amended in Residential Isthmus B to 3.5m and 45 degrees.</li> <li>• Whether D18.6.1.2(3) Exception for HIRB plane relating to entranceways should be amended by the addition of the words below: <ul style="list-style-type: none"> <li>(3) Where the boundary forms part of a legal right of way, entrance strip, or access site, Standard D18.6.1.2(1) applies from the farthest boundary of the legal right of way, entrance strip or pedestrian accessway <u>for the first 20m from the road frontage.</u></li> </ul> </li> <li>• Whether D18.6.1.2(3) Exception for HIRB plane relating to entranceways should be amended by the addition of the words below: <ul style="list-style-type: none"> <li>(3) Where the boundary forms part of a legal right of way, entrance strip, or access site, Standard D18.6.1.2(1) applies from the farthest boundary of the <u>immediately adjoining</u> legal right of way, entrance strip or pedestrian accessway.</li> </ul> </li> <li>• Whether D18.6.1.3.1. Yards should be amended where wording suggests there is flexibility but the cross reference to table sets a specific standard.</li> <li>• Whether Table D18.6.1.3.1. Yards should be amended by capping the required front yard setback at a maximum of 5.0m and requiring only one road frontage of a corner site to meet the yard setback requirement.</li> <li>• Whether PC78 should address interfacing issues between the SCAR and SCAB overlays and MHU and THAB zoning.</li> </ul> <p><b><u>Special Character Areas – Business</u></b></p> <ul style="list-style-type: none"> <li>• Whether the Special Character Areas - Business Overlay should be a qualifying matter.</li> <li>• Whether amendments proposed to D18.4.2 Activity Table (3) and (5) proposed in PC78 should remain.</li> <li>• Whether changes should be made to the demolition rules in D18.4.2. Activity table Special Character Areas Overlay – Business.</li> <li>• Whether PC78 should address interfacing issues between the Special Character Overlay – Business and THAB,</li> </ul>
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	<p>MHU, Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone and Mixed Use Zone.</p> <ul style="list-style-type: none"> <li>• Whether areas which are not part of the SCAB overlay in the Operative AUP 2016 can be added to the PC78 SCAB overlay.</li> <li>• Whether the spatial extent of the Special Character Areas Overlay Business should be amended to reinstate (add) or to remove specific properties or areas.</li> </ul> <p><b>Note:</b> <i>Matters raised were discussed in four expert conferencing sessions held in April and May 2023. A further two expert conferencing sessions had been scheduled, and one additional expert conferencing session was planned to be scheduled arising from discussion in SCAR Session 3 (see Joint Witness Statement), prior to the IHP’s direction to pause all alternative dispute resolution. These matters thus do not represent all of the matters which may eventually be heard through expert conferencing for this topic.</i></p>
<p><b>Summary of matters agreed</b></p>	<p><b><u>Special Character Areas – Residential</u></b></p> <ul style="list-style-type: none"> <li>• All experts agreed that that a Special Character Areas Overlay can be a qualifying matter, provided that it meets the requirements in NPS-UD subpart 6, 3.32(1)(h), and consider that SCA can be a QM and be subject to submissions and evidence as part of the PC78 process.</li> <li>• That the distinction between special character and historic heritage is clear and is laid out saliently in the AUP-OIP 2016 Regional Policy Statement.</li> <li>• That should a submitter wish to add a site or sites to the SCAR overlay that is not included in the AUP-OIP, that submitter must produce a s32 evaluation which addresses sections 77J, 77K and 77 of the RMA. The onus is on that submitter to provide sufficiently comprehensive evidence to address the requirements of the RMA.</li> </ul> <p><b><u>SCAR methodology:</u></b></p> <ul style="list-style-type: none"> <li>• That it is not appropriate to account for alterations to buildings which have been consented under the AUP SCAR overlay whilst surveying Special Character Areas, and that a consistent approach which does not consider changes over time is preferred.</li> <li>• That issues concerning adjacent Isthmus A, Isthmus B and Isthmus C properties can be addressed through one-on-one discussion between submitters and the Council.</li> <li>• That issues concerning rear lots can be addressed through one-on-one discussion between submitters and the Council.</li> </ul>

	<ul style="list-style-type: none"> <li>• That google street view was an appropriate tool to use for survey given circumstances (lockdown), and that issues concerning resurvey where it has not already gone ahead can be addressed through one-on-one discussion between submitters and the Council.</li> </ul> <p><u>SCAR provisions:</u></p> <ul style="list-style-type: none"> <li>• That the word 'existing' be removed from objective D18.2 (4) so that it reads: (4) <del>Existing</del> Residential buildings provide for and respond to housing needs and demand in a way that maintains and enhances the special character values of the area.</li> <li>• That rule D18.6.1.3.1. Yards be amended by deletion of the words struck through below, as this better reflects the flexibility contained in the rule's wording. (2) A building or parts of a building on a rear site in the Special Character Overlay – Residential must be set back a minimum depth of 3m from at least two boundaries and 1.2m from all other boundaries. <del>This is shown in Figure D18.6.1.3.1 Setback for buildings on rear sites in the Special Character Areas Overlay – Residential.</del></li> </ul> <p><b><u>Special Character Areas – Business</u></b></p> <ul style="list-style-type: none"> <li>• That a Special Character Areas - Business Overlay can be a qualifying matter, provided that it meets the requirements in NPS-UD subpart 6, 3.32(1)(h), and consider that SCA can be a QM and be subject to submissions and evidence as part of the PC78 process. Experts adopted the phrasing used in the first SCAR expert conferencing session.</li> <li>• That should a submitter wish to add a site or sites to the SCAB overlay that is not included in the AUP-OIP, that submitter must produce a s32 evaluation which addresses sections 77P, 77Q and 77R of the RMA. The onus is on that submitter to provide sufficiently comprehensive evidence to address the requirements of the RMA.</li> <li>• That the proposed extent of the SCAB overlay in Newmarket be supported.</li> </ul>
<p><b>Summary of matters outstanding</b></p>	<p><u>All other matters are outstanding and will continue to hearing.</u></p> <p>Note that most substantive matters discussed in expert conferencing were not resolved during the sessions. These</p>

	<p>include issues with the methodology used to survey and identify special character areas in the plan, the adequacy of s32 analysis and evidence base for the inclusion of SCAR overlay as notified in PC78, and provisions relating to height, HIRB, setbacks, and so on.</p> <p>More matters were planned to be discussed at further scheduled expert conferencing sessions which were delayed indefinitely by the IHP's memo directing a pause on all ADR sessions, released 12/05/2023.</p>
<b>Other matters</b>	<ul style="list-style-type: none"> <li>Experts appearing for Auckland Council noted that a map of the Upper Symonds Street special character business area that incorrectly showed the retention of the AUP-OIP SCAB extent had been released in error. Experts provided a map of the actual PC78 extent proposed by Auckland Council, which covers fewer sites than the AUP-OIP extent. This was attached to the JWS.</li> </ul>

## 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**

<b>Matters raised</b>	N/A
<b>Summary of matters agreed</b>	N/A
<b>Summary of matters outstanding</b>	N/A
<b>Other matters</b>	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**

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised

<b>Date received</b>	Summary of matters agreed Summary of matters outstanding Other matters
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#### 4.4 Aligned pre-hearing outcomes from other topics

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

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

- *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

<b>011 Qualifying matters (Special Character)</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

## Appendix 1: List of parties



Submission Number	Submitter Name
20	Samuel Cormack
31	Louise Anne Malone
32	Yuanjing Ma
37	Abbie Reynolds
57	Bray Macpherson Family Trust
86	Nathaniel Brown
98	Nigel Wells
102	Donald Huse
110	Andrew Kenneth Wilkinson
113	Iain Butler
116	Thomas Dodd
117	Richard John Dunbar
128	Chris Mellow
131	Ronald Philip Tapply
139	Andrew Fraser
141	Christine Major
152	Oliver Wilson
156	Theresa van der Wel and Vinod Bhaga
160	Tara-Lee Kevey
161	Bruce Michael O'Brien
169	David Gloster Daniel
174	Nikolas Rusten
175	Richard Julian Aldiss
176	Jock and Corrie Paterson
179	Henry John Cairns
185	Hugh Blackley
189	Sarah Meikle
199	Margaret Bilsland
202	Donald and Catherine Lyon Trust
203	Paul Glass
205	Jugdish Naran
209	Mark Hardie
210	Brigitte van Kessel
211	Kathleen Hall
212	Sara Hardie
213	It Happens Trust
215	Christopher Edmund Burke
219	Jo Banks
220	John Blake
223	Rahul and Alika Rai
225	Kirsten van Kessel
226	Anthony James Duncan
228	Matthew John Yallop
232	Simon Angelo
233	Yves Trussel
234	Trussel Architects
235	Patricia Everard
236	Bruce Robert Cullen
237	Jennifer Edwards
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
252	Glenn Rogers
255	Yi Chung Lim
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
275	Lara Figgins
281	Charles James Reynolds Griffin
283	Sandra Gillies
284	Fraser Gillies
286	Ms Catherine Stormont
287	Patricia Gael Eastmond
289	Debra Elizabeth Whiting
296	Mark Forman
297	Yvonne Hill
299	Dominique Bonn
300	Maxine Elizabeth Hefford
301	Amoze Bonn
304	Irene Bonn
305	Kathryn E Davies
306	Kathryn Mary Roberts
309	Martin Baker
310	Michael and Janice Martin
314	Sandra Joy Callister
316	Simon Michael Horner
320	David Barber
323	Jennifer Goldsack
325	Jinxi Xie
329	Bridget Simpson
330	Allana Robinson
333	Oscar Fransman
334	Barbara Joan Chapman
335	The Puhoi Pub 2020 Limited
336	Roy Knill
337	Gail Ratcliffe
339	Michael Damian Wagg
340	Dr Catherine Elizabeth Stone
341	Michele Clare Maddison
342	Michelle Goldfinch
343	Roderick MacLeod
344	Claire McKay

345	Greg Jones
346	Kieran McLean
347	Alister Hartstonge
348	Richard Rolfe
349	Philippa Bannerman
352	Tracy Feickert
360	Michael Stewart Kelly
361	Cythia Simalai
362	Simon Chinchawala
363	Alexandra Edwina Ketura Ingram-Ellis
370	Martin Dobson
377	Jacqueline Ryan
379	Cameron William Churchill
380	Jodie Gabrielle White
381	Carolyn Brown
382	Trevor Brown
386	Steve Donoghue-Cox
389	Stephen Curham
393	Archibald Gordon Brodie
394	Hamish Burt
395	Virginia Caplen
396	Desmond Paul Driver
397	Martin Eichenberg
402	Kim Heppner
403	Kate Horn
404	Simon Jeremy Kember
405	Sarah Kerr
408	Natasha Mahony
410	Jane Neill
413	Christopher Donald Healy Ross
424	Jane Pepper
426	Pamela Willi
427	Alan Roy Watson
428	Gerard Robert Murphy
429	Mary Constance Kelly
432	Sean Spratt
433	Andrew Bennetts
434	Patricia Austin
440	Brandmedia
441	Keith Morris
443	Peter George Watts and Stephanie Joyce Lees
446	Liam Taylor
447	Lola Taylor
448	Kathryn Wilson
449	Stella Taylor
451	Declan Graham
454	David Fraser
459	Bill Mathews
463	Robyn Rosemary Cameron
464	David George Harper
465	The Longview Trust
466	Wilhelmina H Streefland
467	Brent Spillane

468	Michael Hillyer
471	Barry Wood
473	Tracy Feickert
475	Barry Neil Watkin
477	Craig McCormick
479	James Thomas White
482	Michael Richard Adamson
483	Renee Leightley
502	Andrew Kent Robertson
503	Catherine Kempe
505	Tracey Bakker
506	Debra Helene Ross
507	Paul Jancys
508	Sue de Lisle
511	Fleur Martin-Austin
513	Jennifer Lyndsay Brock
515	Liam Appleton
517	Min Lee
523	Bruce Gilbert
524	Accommodation Investment Trust
528	Diana Nelson
530	ET Commercial Investments Limited
537	P G Beattie and W M Walker Trust
540	Margaret Anne Cuthers
548	Michael Foster Warmington
551	Nigel Staples
560	Professor Christopher J Martin
564	Richard Darke
565	Richard Rutherford Wallace
566	Robin Chang
572	Sabrina Joy Davies
573	Sam Coutts
574	Shaarina A Taylor
575	Shanna Frost
583	Danute Leathem
585	David Honey
587	Deane Rogers
589	Derek Rex Crowther
592	Femke Darke
594	Gilles Demaneuf
602	Joan Barkwill
603	Kristin Edgeworth
605	Julia Gatley
606	Joanne Harlick
607	Janette Mary Miller Heffernan
613	Kim Pick
621	Lucy Smith
625	Andre Joseph Babich
626	Balmoral Residents Association Incorporated
629	Ally Billaney
631	Chantel Clayton
632	Chris Clouston
635	Anne Gifford

638	Angela Hughes
646	Anthony Alan Teesdale
647	Camille van Diepenbrugge
650	Charles Gordon Willmer
651	Clem Wilson
652	Brian Wood
653	Rachel and Anil Sharma
654	Alan John Clark et al
656	Deborah Lynnette Simpson
658	Margo Jacqueline Hudson
659	Pieter Lionel Holl
661	Mark Dowling
664	Hector John Cumming
665	Bosnyak Investment Limited
666	Colleen Brown
671	Perry Ivan Kostanich
678	Hamish Brett Dockery
685	Nicholas Cowan
687	Bruce Grant
688	Joy Harding
689	Highpoint Apartment Limited
695	Heidi Ruth Baker
696	Steven Bielby
698	Deborah VL Cox
701	Christopher L Lynch
704	Debra Tunnicliffe
705	Colin Weatherall
711	Jessica de Heij
713	William Handey
716	Kylie Kathleen Shaw
717	Cockle Bay Residents and Ratepayers Association Inc.
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
736	Elizabeth Bourke
737	Cheryll Linda Walmsley
738	Ritz van Hall
743	Maurits Evert van Hall
744	Dawn MacLean
746	Bruce J Goldfinch
748	Marisa Cameron
749	Pauline Donna Hillyer
750	Peter Bruce Clarke
754	Mark Ziegler
755	Mount Albert Historical Society
758	Andrew Cashmore
759	Pamela Gayle Ingram
760	Jules Averill

763	Liz Adams
765	Shane Wood
766	Douglas Kenneth Stockwell
768	Patrick John O'Toole
769	Stephen Jardine
770	Maurice Parlane and Lee Parlane
782	Tina Louise Lynch
783	Tony Wrightson
784	James Thompson Hudson
785	William Akel & Robyn Hughes
787	Paul Jurasovich
791	Barrie Connor
792	Ida Dowling
793	Coralie van Camp
794	Brent Johnston
796	Carolyn Ranford
797	Annemarie Hay
798	Yvonne Chan-Cashmore
800	Sarah McEntee
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
812	Iain McManus
813	Gaynor Steel
814	Albert Harison Waalkens
815	Keith Law
816	Susanne Margaret Brodie
818	Diana Faith Coleman
820	Penelope Jane Hansen
821	Maureen Harris
828	Jon Moses and Maryrose Morgan-Coakle
838	Parnell East Community Group
840	Auckland City Centre Residents Group
842	M.Carol Scott
844	Roderick (Rod) Maitland Marler
845	Miss Suzanne Jenkins
846	Graeme Edwards
848	Yvonne McLean
851	Joanna Alison Masfen / 777 Investments Ltd/Masfen Holdings Ltd
852	Sarah Menzies
854	Fiona Helen Driver
856	Helen Skelton
857	Tony Skelton
858	Felicity Jane Cains
859	Katie Holl
863	Paul Ronald Gregory
864	Clyde Scott
865	Anthony George Allen

866	Mrs Stefanie Jennifer Mary Hernon
868	73 Parnell Road Ltd
869	Sir Ian Barker and Dr Mary Lady Barker
872	Heritage New Zealand Pouhere Taonga
875	Forever Investments Limited
876	Deborah Cory-Wright
878	Barry Brown
879	David Hewitt
880	Elizabeth Barrowman
881	Geoff Shearman
890	Susan Sharp
892	Ministry of Education Te Tāhuhu o Te Mātauranga
894	Independent Māori Statutory Board
897	Catholic Diocese of Auckland
898	Cornwall Park Trust Board
899	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development
902	Oyster Management Limited
903	Franco Belgiorino-Nettis
905	Masla Mani Chetty
906	Savitri Chetty
907	Kushma Deo
909	Bill and Christine Endean
912	Kevin Murray Old
913	Nitesh Raj
915	Barbara Sommerville
918	Brendan Drury
919	Barbara Hughes
920	Kamni Raj
921	Val Barker
922	Kerry and Amanda Deane
923	David King
924	Teresa Mayo
926	Erika Whittome
927	Matt Winiata
928	Helen Geary
930	Malcolm MacDonald
931	Sandra vanGah
934	John Mackay
937	Devonport Heritage Inc.
947	Retirement Villages Association of New Zealand Incorporated (RVA)
948	Remuera Heritage Inc
949	Piper Properties Consultants Limited
951	Eden Epsom Residential Protection Society Incorporated
952	The Ascot Hospital and Clinics Limited
954	Grey Lynn Residents Association
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

968	McGregor Bailey Holdings Limited
969	Robert Butler
970	John O'Grady
972	Julie Jones
974	Sandra Jill Stockwell
975	Paul Reece Mead
976	Judith Gayleen Mackereth
977	Janet MacKinnon
979	Trevor James Hackett
980	Patricia Tonkin
986	Tingran Duan
989	John Simpson
997	Robert Hay
999	Sarah Jane Reid
1005	Brent Juan Early
1006	Wendy and Douglas Johnston
1011	Peter Michael Dragicevich
1014	Murray Giblin
1015	Plan Co.
1017	Linda Ann Whitcombe
1020	Kelly Slater
1021	Julia Finlayson
1022	Jeremy James Ryrie Coleman
1026	Glenn Paul Murphy
1027	Gillian Taylor
1030	Dustin McNeilage
1036	Catherine H Peters and Jonathan B Anyon
1037	Karen Fay Godfrey
1038	Nicholas Smart
1039	Peter Raymond McNab
1049	Stuart Godfrey
1051	Michael Hall and June Hall
1054	Basil Denee
1059	Ann-Louise Anderson
1060	Jennifer Ese
1061	John Tonkin
1063	Alastair Acland
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited
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)
1088	Viaduct Harbour Holdings Limited
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
1119	Eva Claire Cohen
1120	Victoria and Phillip Lowe
1121	Body Corporate 156063
1125	Shudong Fang

1126	Hillpark Residents Association
1127	Glen Anthony Frost
1128	Darcy Lange
1129	Gavin MacLennan
1130	Kevin Vernon Miles
1132	Michael Savage
1133	Claire Schoeller
1134	Dennis Simpson
1136	Elaine Tippett
1140	Bevan Bruce Worthington
1143	James Bourke
1145	PATRICK JOHN FLANNERY
1147	Greg Jones
1149	Felicity MacDonald
1151	Wendy Roberts
1154	James Spencer Eyfe Nicholls
1156	Ross Stevenson
1159	Katrina J Sewell
1161	Winston Peters and Jan Trotman
1162	Chris Cherry
1163	Pentagon Trust
1167	Mary Elizabeth O'Malley
1169	Simon George Parry Hart
1172	Sunita Azariah
1173	Vaughan Peters
1174	Aken Yuan
1176	Christine Karen Chrystall
1178	Henry Hall
1181	Jason Lin
1182	Body Corporate 128255
1183	Lawrence Yuan
1191	Anthony Jock Schoeller
1192	Mr. Raymond Ruthven
1193	HSP Development Ltd
1194	Les & Elaine Harvey
1195	Philip Wade Cory-Wright
1197	Craig Thomas Sheffield
1199	Expanse Ltd
1201	JGUO Developments Limited
1204	Carl Newman
1206	Daniel Graham Maier-Gant
1207	Eunice Loloa
1208	Katharine Walker-Mead
1209	Kelly Vize
1210	Kelvin James Norgrove
1218	Sally Barron
1219	Nadine Becher
1223	Emma Dixon
1224	Peter Anthony Gadsdon
1228	Anna Jones
1234	Simon William Pervan
1241	Janice Hazel Volz
1243	Graham Dick

1245	Geoffrey John Beresford
1249	Martin Bryder Clark-Dow
1254	Tania Dickie
1255	Asher Finlayson
1256	Grant and Judy Frost
1259	Gillian Suzanne Hadfield
1260	Howick Ratepayers and Residents Association
1262	Sarah Kember
1263	Kathryn Langstone
1266	Joyce Misa
1268	Beth Norwood
1269	OneSixOne Medical Group Limited
1271	Prasanthi
1272	Robert Gordon Redfearn
1276	Rosemary Thelma Lees
1277	John Farquhar
1279	Joshua Camp
1286	Christopher George Fraser
1287	Isabella Landon-Lane
1288	Dylan Cherry
1291	Darrell Tse
1293	Simon Gerard Vodanovich
1294	Graham Anderson
1296	Timothy Bert Ross Dixon
1300	Mr Kieran and Mrs Kirsten Jones
1304	Janette Jiayi Yan and Mark
1308	Dr Angela Mary Jakobsen
1309	Melanie Gibbons
1311	Sarah Cockerton
1315	Lambert Hoogeveen
1320	Natalie Raddock
1322	Rosemary Buxton
1323	Ruth Ngaire Hargreaves
1333	Edinburgh Trustees Limited
1334	Garyn Hayes
1337	Aveny Moore
1340	Linda Christian
1342	Diane Lyndon Jordan
1343	St Heliers & Glendowie Residents Association
1345	Le Tu Ngo
1346	Trevor Purkis
1348	Grant Roderick Campbell
1349	Sheila Elinor McCabe
1350	Thomas Bowden Birdsall
1352	Roma Bertasius
1357	Rodney Gordon Ewen
1360	Dawn Bertasius
1362	Leo van Veenendaal and Frances Rood
1380	Synergy Planning
1381	Fiona Groves
1383	William Gerald Gibson
1384	Gary Groves
1385	Paula Wilkinson

1387	Sally Helen Jacobson
1388	Francis Ryan Close Neighbourhood Group
1390	Stephen Smythe
1392	Stephen Roger Goodman
1393	Nigel Andrew Milton
1394	Susan Smart
1395	Mount St John Residents Group Incorporated
1396	Adam Muncey
1398	Albert Lee
1400	Alison Clarke
1402	Anita Naran
1404	Birkenhead Residents Association
1408	Chante Parker
1409	Chris Cardwell
1411	Christine Pamela Rose
1418	Denise Anne Henderson
1419	Dominic and Anne Leigh
1423	Emily Davies
1430	Hanno Willers
1431	Harald Lucien Bruce Koefoed
1432	Helen Clarkson
1433	Hinepawhero Afeaki
1435	Jenny Granville
1436	James Gardner
1437	Jamie London Dally
1440	Jason Hoe
1441	Jeffrey Lane Fearon
1442	Jeremy Christian Hansen
1445	Joanna Delaney
1455	Kimlea Hills
1456	Kirsty and Brendan Vercoe
1457	Kylie Kim
1459	Libby Burgess
1461	Linda Miles McGlynn
1462	Loren Kendal Koefoed
1463	Luis Escalante
1464	Lydia MacLennan
1465	Maheeka Ariyapperuma
1466	Marc Barron
1472	Charles Hadfield
1475	Dame Lesley Max
1479	Emma Myers
1482	Henla Limited
1488	Nicola Bentley
1492	Heather Sylvia Dixon
1493	Carolyn Ann Reid
1494	Mrs Susan Spiers Moody
1495	Jillian Gendall
1496	Donald Gendall
1497	Deborah Michelle Simpson
1500	Laurence Nash & Paul Willetts
1503	Cameron Charles Loader
1505	Andrew Preece

1506	Karl Stevens
1507	Robert Andrew Josephson and Brenda Marie Josephson
1508	Allan Tyler
1509	Andrew and Sheridan Harmos
1510	Charlotte Adams-Drury
1511	Allan McKenzie Fraser
1517	Geoffrey Bruce Parry
1518	George
1521	Keryn Harland
1527	Solution Street
1529	Michael Wetherell
1530	Nicholas William Rabjohns
1532	Robert MICHAEL McKeown
1534	Stephen John Ulenberg
1535	Denise Evelyn MacDougall
1540	Jane and Robert Larson
1543	Winton Land Limited
1545	Steve Copley
1546	Zoe Alexis Dunster
1548	Warrick Flower
1550	Trevor Lund
1551	Parly Assets Limited
1552	Satvinder Sembhi
1555	Sarah Louise Rose Yates
1556	Vivian Zhang
1561	Melanie Bourke
1565	Ryan Fielder
1566	Michael John Graham Goodger
1568	Matthew Gibb Knight
1570	Rory Lenihan-Ikin
1571	Matthew Bevan Martel
1572	Philip Mayo
1578	Paul Turner
1581	Owen Simon Woodhouse
1582	Jervois Properties Limited
1583	Roderick Inglis
1585	Gibbonsco Management Limited
1587	Hugh Butler Lusk
1588	Mark Grenville Gascoigne
1589	JOSHUA MANO NGAWHAU GILBERTSON
1593	Logan Paul O'Callahan
1594	Mary Peters
1595	Kate Acland McHardy
1597	Gabriela King
1600	Espano, 20 Poynton Terrace Body Corporate Committee
1601	D. Gene Dillman
1602	Mark Stuart van Kaathoven
1603	Mike Flood-Smith
1605	Rosemary Wall
1607	Nikita Ann Kearsley
1609	Ann Hackett
1610	Neville Fong
1611	Margot Acland

1612	Bryce Whitcher
1613	Miranda Lang
1615	1 Manui Ltd / 58 James Laurie Ltd / 34 Moore Ltd
1616	Scrumptious Fruit Trust
1617	Kathleen Jane Clarke
1618	Sarah Louise Edmondson
1619	Iain Aitken
1620	Christine Margaret Caughey
1624	Danny Holtschke
1627	Jessie Kim
1634	Susan Austad
1635	Michael and Shirley Webb-Speight
1637	Morgan McConnell
1639	Sarah Sturge
1640	Alan Clifford Hill
1643	Deborah Chambers
1644	Peter, Rolf, Anatole and Joanna Masfen
1645	Parnell Community Committee
1646	Audrey Williams
1647	Phil Bramley
1648	Vanessa Bramley
1649	Louisa McKnight
1652	Mark Levene
1663	Stephen Dey
1664	Brett Rutherford Hellier
1665	Erica Margaret Hellier
1667	Kimberly C Sumner
1668	Mitchell Cunningham
1670	Peter Faire
1671	BA Trustees Ltd
1674	Mrs Wendy Bailey
1676	John Bruce Murray and Maria Elisa Ramos de Murray
1680	Youthline
1682	Julian Delano
1685	Margaret Averil Sutherland Bryson
1690	Vikram Fritschi
1691	Mr Mark Sigglekow
1692	Martin Hall
1694	Alison Hunter
1696	Huiqiang Zhang
1698	Rhys Morgan
1699	Jocelyn Burlton-Bennet
1700	Anna Woodroffe
1704	EP Tech
1707	Julie Thompson
1710	Roger Purdy
1711	Gabrielle Capp
1714	Sara Barrett
1715	Thomas Matthew Buchanan
1717	Sarah C
1721	Tom Pasley
1725	Veronika van dijck
1728	Susan Wildermoth

1729	Scott M Winton
1732	A Clark
1733	Grant Dickson
1734	Paula Dugan
1736	Henry Patrick James Ibbertson
1737	DOCOMOMO New Zealand
1738	John Dymond Projects
1740	Bev Langdon
1743	Heritage Landscapes
1747	Harry Platt
1748	Andries Popping
1749	Geraldine M Ritzema
1750	Zachary James Malcolm Roberts
1751	Kaaren Rosser
1759	Victoria Chen
1760	Karen McConnell
1762	The Rosanne Trust
1765	Samson Corporation Limited and Sterling Nominees Limited
1766	Mac Manson
1769	Anne Perratt
1770	Sharyn Robertson
1773	Stonemaid Limited
1775	Christopher Eric James
1777	Jennifer Maher
1784	John Arnot Williamson McConnell
1792	Cameron Wallace
1793	Dan Brown
1796	Douglas George Hudson
1798	John Leonard Rayner
1813	Henry Temple and Paris Mitchell Temple
1814	Ian Peter Cassidy
1821	Sarah Kennedy
1823	Parnell Heritage Inc
1824	Tania Johnson
1828	Chengyang Zhang
1830	Andrea Struik
1834	Cameron Fleming
1835	Carolyn Jane McWha
1836	Christine May Parlane
1838	Donald Putan
1840	Edward Siddle
1841	Elizabeth Mary Wilson
1843	Fiona Garrett and Steve Garrett
1844	Gary Murvin Clarke
1847	Heather Robinson
1850	James Hu
1853	John Leonard Francis
1854	John Sadler
1855	Jonathan Michell
1856	Jonathan Rickard
1858	Karolina Hannah
1860	Malcolm Ross
1862	Mingo Alexander Innes

1864	Morgan James Avery
1865	Nicola Spencer
1866	Nicole Buxeda
1869	Peter Gregory King
1872	Rob Drent
1874	Simon Nicolaas Peter Onneweer
1881	Afiafi Leala
1883	Amber Jensen
1884	Amy Hansen
1885	Andrew Calder
1886	Angela Lin
1888	Anthony James Chapman
1889	Antonia Hannah
1891	Bradley Litt
1892	Christopher Charles Bowman
1893	South Epsom Planning Group
1895	Damian Light
1896	Dan Buckingham
1897	Daniel Jensen
1898	Daniel Patrick Molloy
1900	Howick-Pakuranga Grey Power
1902	Diana Jane Elliot
1909	Ernest and Gillian Willoughby
1910	Frances Loo
1913	Central Apartments Limited
1914	Iain Rea
1915	Jack Gibbons
1923	Sandra Louise Caulton
1926	Grey Power North Shore Inc
1929	Jamie Simmonds
1930	Jed Robertson
1931	Jeri Misa
1932	Jessica Wiseman
1933	Joanna Bason and Brad Bason
1936	John David Callaghan
1943	Kristen Greenfield
1946	Lichelle Ngawini
1950	Herne Bay Residents' Association Incorporated
1951	Marian Kohler
1953	Matthew Wansbone
1954	Michael Pearson
1958	Nicola Newman
1959	Nina Patel
1961	Oscar Sims
1962	Aedifice Property Group
1964	Stephen Jones Architects
1965	Jane-Margaret Livingstone Sadler
1966	Noel Wallace Ingram
1967	Jennifer Andrew
1970	Stuart East and Lisa East
1971	Graham Miln Sewell
1972	Alan Stokes and 41 Signatories
1973	Graeme Roderick Joyce and Jessie McQueen Joyce

1976	Susan King and Abe King
1977	Wayne Moffat
1978	Carolina Patricia Boyle
1979	Ruth Natalie Allan and Douglas Andrew Allan
1985	Craig Dwerryhouse
1987	Andrew Denee
1990	Fiona Terry and Malcolm Webb
1992	Te Aitutaki Whanau Trust
1994	David Gilbert
1996	Gregory John McKeown
2000	Natalie McClay
2001	Paul Tingey
2003	Peter Fletcher
2004	Peter Harrison
2005	Pip Mules
2007	Robin Bowman
2009	Ronald Francois
2011	Sam Storey
2012	Samantha Jukes
2013	Solange Francois
2014	Sue Cheesman
2015	Walter John Strevens
2016	William Wynyard Rayner
2018	Paterson Family Trust
2019	Darryl Edward Gregory
2021	Character Coalition Incorporated
2022	Erica Hannam
2023	Chloride Trust
2024	Tania Fleur Mace
2025	Greater Auckland
2026	Neil MacLennan
2027	Grant James O'Neill
2028	Alana Hazel O'Neill
2029	John Gordon Hunt
2031	Paul Gregory Gunn
2032	Carol Brown
2034	Craigieburn Range Trust
2037	Susan Rana Jackson
2042	NZ Storage Holdings Limited
2044	Ronald Evan Young
2045	82-96 Arney Road and 2-4 Wharua Road
2046	Garry Raymond Queenin
2047	Daryl Jane Queenin
2049	Waka Kotahi
2051	Harry Hornabrook
2052	Grant Burns
2053	Wayne Russell
2058	Michael Peter Joseph
2059	Donn Roberts Architecture
2060	Peter and Sandra Altmann
2061	Gregory Ian Lowe
2062	Claire Teirney
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
2077	David Mark Holton
2080	Craig Douglas Hind
2081	Katherine Elizabeth Weaver
2086	Alan Stokes
2087	Mark Andrews
2088	James White
2089	CiCi Guo
2090	James White
2091	Megan Taurki
2092	Kurt Holmes
2093	John Hall
2094	Natasha Hall
2095	Brendon Ulrich
2096	Kerry Ulrich
2097	Barbara Oliver
2098	Patsy Agnew
2099	Leoni Willis
2100	Vidni de Bruyn
2101	Steven Khoo
2102	Mike and Maja Moyes
2103	Paul O'Dowd
2104	Lizscot Family Trust
2105	Liza MacBeth
2106	John Vitali
2107	Twinto Vitali
2108	Scott Wright
2109	Robyn Wright
2110	Allan Luo
2111	Shelly and Greg Horton
2112	Joanne Ogg
2113	Jonathan Ogg
2114	Jonathan Oram
2115	Amber Oram
2116	Gavin Lennot
2117	Allan Sin
2118	Jett Davidson
2119	Nicky Davidson
2120	Glenn Bartlett
2121	Yumi (Leah) Ha
2122	Paul Sung
2123	J Barry
2124	Amanda McGeorge
2125	Ray Ample
2126	Mark Logan
2127	Murray Gnegg
2129	Paul Hackett

2130	Leanne Hackett
2131	Bruce Smail
2132	Mrs Rhoda Elliott
2137	Marianne Black
2138	Maree Christine Goldie
2139	Arthur John Harris
2141	Florence Noble
2143	James Penwarden
2146	Henderson Enterprises Limited
2147	Mariette van Ryn
2148	Nicola Owen
2149	Nigel Macmillan Wilson
2150	Raquel Francois
2151	Sofia da Silva
2152	Wendy Sophia van Dijk
2153	Darryl Roots
2154	Clinton James Spencer
2157	Paul Cornish
2158	Piscita Investment Trust
2160	Sanford Limited
2161	Gregory Anderson
2165	Fergus Clark
2169	KTW Systems LP
2170	Michael Robinson
2171	Desley Allman
2174	Gail Densie Lyons
2175	Alison Sherning
2177	Matthew Douglas Easton
2179	Seaview Road Residents Group
2180	Karene Gore
2181	Sean Molloy
2182	Buchanan Family Trust
2183	David Alison
2184	Alison Wheatley-Mahon
2185	Geoff Hunt and Christina Heaven
2186	Philip Goddard
2187	Matthew Brajkovich
2190	Hilary Margaret Hill
2191	Graham and Sarah Hughes
2192	The Aardvark Trust
2193	St Mary's Bay Association Incorporated
2195	Matthew Brian Jeffreys, Stephanie Beth Jeffreys and Liston Trustee Services Limited
2196	Reynolds Family Trust and Piscita Investment Trust
2199	Anna Lundon
2200	Mark Hornabrook
2201	Freemans Bay Residents Association Incorporated
2202	Mr Peter Robinson and Mrs Lesley Cooper
2203	Mark Dolling Andrews
2204	Mrs Alison Mary Gardner and Mr James Graham Gardner
2208	Craig Anderson
2209	Lisa Roberts
2210	Mrs Sally Ratapu
2212	Kenny Desmond Brennan

2213	Phoebe McCartie
2214	John McCartie
2215	Rebecca Macky
2216	Tracy Strudley
2218	Ms Julie Stirling
2220	Phillipa Goddard
2221	Christine Sewell
2223	Dr John Hancock
2224	JL Trust
2225	Zanj Ltd
2226	Scentre (New Zealand) Limited ("Scentre")
2227	Warwick Mahon
2229	Bronwen Innes
2230	William Pierce Somerville
2231	Patricia Grinlinton
2235	Alison Maree Leversha
2236	Lydia Hewitt
2237	Max Osborne
2239	Bronwyn Gunn
2248	Stuart P.C. Ltd
2250	Bronwyn Trevenen
2254	Alan Stokes and 12 Signatories
2258	Tom Purkis
2259	Holly Purkis
2261	Kate Adrienne Meere
2263	Ms Lynda Shine
2265	Kelly Michael Quinn
2266	Peter Richard Gardner and Trudy Harriette Gardner
2267	Kerry Gunn
2268	Adair Robyn Potter
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
2282	George Liao
2283	Mamie-Rose Macdonald
2285	Glenda Mamie Macdonald
2286	Civic Trust Auckland
2287	Christine Ball
2288	Isabella Stevenson
2289	Janet Grant
2290	Ruby Denee
2292	Sheila Johnson
2294	Lynne Diane Butler
2295	Screaton Ltd
2296	Joanna Louise Beresford
2297	Squirrel Trust
2298	Mr Richard Brabant
2304	David Duncan
2305	Keith Vernon

2306	Ann Christine Clark
2307	Kevin 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
2324	William Peake
2328	Chia Mhawish
2329	Carol-Ann van den Berg
2331	Christiane Pracht
2335	Xue Cao
2337	Sharleen Heather Bishop
2338	Michael Davies
2341	Anne Handley
2343	Ngairé Maree Hill
2344	Anita Hojird
2345	Esther Joy Glass and Kenneth John Tunncliffe
2346	Glenn R Bartlett
2348	Heather Lorraine Holmes
2349	Lisa Klyn
2350	Graham Lawry and Jennifer Lawry
2352	Dmitry Mayster and Scott Oakley
2353	Milford Residents Association Inc
2354	Kate Murdoch
2356	Matthew Olsen
2358	Gavin Smith
2359	Tunncliffe Investments Limited
2361	Stuart Andrew Jordan
2364	Rubin Levin and Peta Levin
2365	Peter MacGillivray
2366	Eden Park Neighbours Assoc Inc
2373	John Oliver
2375	Michael and Linda Gill
2378	William Dunstan Atkinson
2381	Dave Fermah
2386	Zeo Limited
2387	Kristina Ferguson
2388	Robert Ferguson
2390	Society of Mary Trust Board
2393	Katherine Anne Mason
2394	Peter James Neighbours

<b>Further Submission Number</b>	<b>Further Submitter Name</b>
FS06	Balmoral Residents Association Incorporated
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
FS29	Mayfair Owners' Committee
FS37	Renee Leightley
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
FS53	Christopher George Fraser
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS58	Latitude 37 Bodies Corporate
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS67	Michael John Graham Goodger
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
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
FS91	Sarah Anne Kennedy

FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS107	Wyborn Capital Limited
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS115	Andrew Reed
FS120	Waipu Trust
FS123	Upland Realty Ltd
FS126	Wendy Johnston and Douglas Johnston
FS129	Bosnyak Investments Ltd.
FS130	Misa Properties Partnership
FS132	David Southcombe Trust
FS133	Retirement Village Group
FS135	Cameron Loader
FS138	Eden Epsom Residential Protection Society Incorporated
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS144	Jason Hoe
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
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
FS159	Rutherford Rede Limited
FS164	Parnell East Community Group
FS170	Elizabeth Barrowman
FS171	BA Trustees Ltd
FS176	BeGroup NZ Limited ("BeGroup")
FS177	John Colebrook
FS178	Devonport Heritage Inc
FS180	Gold Star Corporation Limited
FS181	Jenny Granville
FS182	Andrew and Sheridan Harnos
FS184	Kiwi Property Group Limited
FS185	Charles H Levin
FS186	Sheila McCabe
FS188	Bill Patterson, Ken Wickenden and Richard Wilburn
FS191	The Gold House
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
FS213	David John Barber
FS216	Kylie K Shaw
FS217	MD Family Trust
FS218	Dominic Leigh and Anne Leigh
FS221	Shirley Fleetwood Barber
FS225	Gerard Robert Murphy
FS228	JGUO Developments Limited
FS235	HND Upland Limited
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS243	SKYCITY Auckland Limited
FS246	Elizabeth Jane Barrett
FS247	Barrie Mackechnie Brown
FS249	Central Apartments Ltd
FS250	Citylife Investments Eight Ltd
FS251	Diana Coleman
FS252	Eke Panuku Development Auckland
FS255	Hamish Firth
FS259	Henderson Enterprises Limited
FS260	Henla Limited
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS269	Parnell Community
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS273	Samson Corporation Limited and Sterling Nominees Limited
FS274	Sanford Limited
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter
FS280	Stephanie Radcliffe
FS281	Kāinga Ora – Homes and Communities
FS283	Heritage New Zealand Pouhere Taonga
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS289	Andries Popping
FS292	John Oliver
FS296	Character Coalition Incorporated
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
FS304	Julie Inglis
FS309	Julie Inglis
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS310	Shildon Ltd
FS318	David Alison
FS319	AB Donald and LC Donald
FS328	Ellper Holdings Limited
FS332	Russell Don
FS331	The Kilns Limited
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
FS358	James Hu
FS360	Patrick Faigan and Maryann Savage
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS371	J&S West Trading Limited
FS372	JL Trust
FS374	JL Trust
FS378	JL Trust
FS379	JL Trust
FS380	JL Trust
FS375	Matvin Group Limited
FS377	Metlifecare Limited
FS382	OGC2 Limited
FS384	Retirement Villages Association of New Zealand Incorporated
FS386	Ryman Healthcare Limited
FS388	Pam Shearer
FS389	Southern Cross Healthcare Limited
FS392	Viaduct Harbour Bodies Corporate
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
FS398	Citizens Against The Housing Act
FS400	Avril Franceine Cowie
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
FS412	Ruth Hargreaves
FS415	Howick Ratepayers and Residents Association [HRRA].
FS417	Jervois Properties Limited
FS420	Trevor Lund

FS421	Tania Fleur Mace
FS425	Holly Purkis
FS428	The Rosanne Trust
FS429	Freemans Bay Residents Association
FS432	Sally Helen Jacobson
FS433	The Seaview Road Residents Group
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS441	Radio New Zealand
FS442	South Epsom Planning Group (Inc)
FS456	Tom Birdsall
FS461	Hugh Green Limited
FS468	Afiafi Leala
FS471	HHWW Limited
FS472	North Eastern Investments Limited
FS473	Paul Culley and Annette Kann
FS486	Diane Dorothy Maloney
FS491	Neville Simmons
FS492	Paul Willetts and Laurence Nash
FS493	Stratis Body Corporate
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
FS500	The Kingsway Trust
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
FS510	Amy Parlane
FS511	Angelique Ward
FS513	Christine May Parlane
FS515	Jessica Ward
FS516	John O'Grady
FS520	Maree Chritine Goldie
FS524	69 Roberta Avenue Limited
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

# National Policy Statement Urban Development

## Independent Hearings Panel

Auckland

# Hearing Topic 012A Appropriateness of Qualifying Matters - Infrastructure

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Draft Parties and Issues Report  
Updated on 15<sup>th</sup> 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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>2</b>
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
<b>3 Documents from the pre-hearing events</b> .....	<b>4</b>
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence .....	4
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>5</b>
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
<b>5 Hearing Session/s</b> .....	<b>6</b>
<b>Appendix 1: List of parties</b> .....	<b>6</b>

## 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**

<b>HEARING TOPIC 012A Appropriateness of Qualifying Matters - Infrastructure</b>		
<i>This hearing topic relates to submissions received on the appropriateness of Qualifying Matters - Infrastructure, including areas with long-term infrastructure constraints, combined wastewater network, stormwater disposal constraints, water and wastewater constraints, and transport infrastructure constraints in Beachlands.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>All provisions in this section</i>
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>All provisions in this section</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 Buildings Zone</i>	<i>All provisions in this section</i>
<i>Map Viewer</i>	<i>Constraint Controls/Overlays</i>	<i>Spatially identified qualifying matters</i>
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>N/A</i>		
<b>Related topic provisions</b>		
<i>Topic 15 Residential zones</i>		
<i>Topic 018 Subdivision</i>		

## 2. Submissions received and proposed hearing pathway

### 2.1. Parties to this topic

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

Table 2.1: Parties to the topic

<b>Total number of primary submitters</b>	124
<b>Total number of primary submission points</b>	142
<b>Total number of primary submitters who wish to be heard</b>	71
<b>Total number of further submitters</b>	154
<b>Total number of further submission points</b>	1321
<b>Total number of further submitters who wish to be heard</b>	143

## 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

<b>Topic</b>	<b>Subtopic</b>
Qualifying Matters - Infrastructure	Appropriateness of QM (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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Mediation 1 attendance sheet	N/A	
Mediation 2 attendance sheet	N/A	
Mediation Joint Statement 1	N/A	
Expert Witnesses Joint Statement	N/A	
Hearing evidence		Refer to this link <a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a>  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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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**

<b>Matters raised</b>	N/A
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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**

<b>Matters raised</b>	N/A
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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**

<b>Topic or subtopic</b>	N/A
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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 qualifying matters relating to infrastructure*

*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

<b>Topic 012A Appropriateness of Infrastructure Qualifying Matters</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

### Appendix 1: List of parties

<b>Topic 12A Appropriateness of QMs Infrastructure Submitter Number and Name</b>	
<b>Submission Number</b>	<b>Submitter Name</b>
4	James Bruce Jacobi
8	Suzanne Woodward
15	Stephen Bellamy
19	Julia Coles
24	Debra Dowd
25	Kerry Rodger Charles Hart
33	Oliver Moss
34	Julia Neville

36	Allison Rankine
38	Jeffrey Robertson
44	Sara Stythe
45	Phil Szaszy
47	Jessica Ward
54	Paul Pieter Theodore Brinkman
56	Stephen John Carey
61	Julian Fordyce
70	Barbara Larsen
79	Drew Adams
89	Lynne Cook
91	Koshlunska
95	Chian Chong
146	Mark Powell
154	Graeme McInnes
158	Rebecca Story
162	James Parkinson
164	Omer Maqsood
165	Susan Elizabeth Stevens
182	Sandra Mulcock
200	Philip Malcom Granger
251	Mrs Frances Robyn Bridgman
254	Robyn Henry
276	Paul Ralston Bethune
290	Barry Owen Gillard
305	Kathryn E Davies
319	Alex wang
323	Jennifer Goldsack
351	iSolutions
367	Kevin Kevany
383	Bryan Evans and Sharon Evans
425	Robert Mathiesson Craigie
439	Gayle Mills
455	David Henry Lane
512	Geoff Evans
519	Sheryll Low
521	Tatiana Nazarova
584	Darren Grbic
590	Diana Mary Littler

662	Jennifer Clements
663	Naomi Thoms
667	Evonne Geluk
683	Leanne Chamberlin
717	Cockle Bay Residents and Ratepayers Association Inc.
724	Graham Pearce
871	Property Council New Zealand
903	Franco Belgiorno-Nettis
941	Foodstuffs North Island Limited
942	Drive Holdings Limited
949	Piper Properties Consultants Limited
954	Grey Lynn Residents Association
971	RTJ Property Professionals Limited
976	Judith Gayleen Mackereth
1040	Judy Day
1084	Te Ākitai Waiohua Waka Taua Incorporated Society(Te Ākitai Waiohua)
1087	Kiwi Property Group Limited
1088	Viaduct Harbour Holdings Limited
1096	Susan Lesley Parker
1115	Fluker Surveying Limited
1156	Ross Stevenson
1202	Brad Allen
1228	Anna Jones
1260	Howick Ratepayers and Residents Association
1304	Janette Jiayi Yan and Mark
1399	Alex Price
1406	Campbell Doerr
1441	Jeffrey Lane Fearon
1547	Herald Island Residents and Ratepayers Acc
1554	Su Thon
1566	Michael John Graham Goodger
1574	Marion Phyllis O'Kane
1736	Henry Patrick James Ibbertson
1738	John Dymond Projects
1744	Fiona Moran
1769	Anne Perratt
1833	Brent McCarty
1837	Craig Heatley
1839	Doug Walsh

1842	Eric Faesenkloet
1846	Grant George Massey
1847	Heather Robinson
1851	Jennifer Scott
1852	Jilleen Ellen Lockie
1862	Mingo Alexander Innes
1865	Nicola Spencer
1870	Philip Moller
1875	Peter Maire
1877	Trevor Weaver
1880	Virginia Gaye Bunker
1882	Albert Au
1890	Bill O'Brien
1898	Daniel Patrick Molloy
1915	Jack Gibbons
1936	John David Callaghan
1954	Michael Pearson
2024	Tania Fleur Mace
2034	Craigieburn Range Trust
2042	NZ Storage Holdings Limited
2043	HHWW Limited
2082	Te Waihangā, New Zealand Infrastructure Commission
2215	Rebecca Macky
2217	Paul Culley and Annette Kann
2244	Daniel & Hazel Simons
2245	Gordon Adam
2246	Jemma Glancy
2247	St John
2248	Stuart P.C. Ltd
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2286	Civic Trust Auckland
2297	Squirrel Trust
2305	Keith Vernon
2324	William Peake
2353	Milford Residents Association Inc
2357	Amanda Polwin
2364	Rubin Levin and Peta Levin

**Topic 012A**  
**Appropriateness of QMs Infrastructure**  
**Further Submitter Number and Name**

<b>Further Sub #</b>	<b>Further Submitter</b>
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
FS60	Jack Malpass
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS67	Michael John Graham Goodger
FS69	Flora Gao
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS74	Marie Chantal Catlin
FS77	Keith Maddison

FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS104	Hilary Craig
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
FS152	Toka Tū Ake EQC
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS168	Tatiana Nazarova
FS171	BA Trustees Ltd
FS177	John Colebrook
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler

FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS222	New Avenues No. 8 LP
FS225	Gerard Robert Murphy
FS234	Emerald Group Limited
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS250	Citylife Investments Eight Ltd
FS261	Herald Island Environmental Group
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS271	Thomas Purkis
FS272	Trevor Purkis
FS274	Sanford Limited
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
FS289	Andries Popping
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS318	David Alison
FS328	Ellper Holdings Limited
FS331	The Kilns Limited
FS340	Foodstuffs North Island Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS371	J&S West Trading Limited

FS380	JL Trust
FS376	Matvin Limited
FS379	Mission Bay Kohimarama Residents Association Incorporated
FS382	OGC2 Limited
FS384	Retirement Villages Association of New Zealand Incorporated
FS388	Pam Shearer
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS409	Janet Grant
FS410	Grey Lynn Residents Association
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
FS446	Box Property Investments Ltd
FS456	Tom Birdsall
FS460	Fletcher Residential Limited
FS472	North Eastern Investments Limited
FS473	Paul Culley and Annette Kann
FS486	Diane Dorothy Maloney
FS492	Paul Willetts and Laurence Nash
FS495	Robertson Boats Limited and Conrad Robertson
FS497	Matakana 2020 Limited
FS498	Brampton House Design Ltd
FS499	Robyn Alexander and Katherine Heatley
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
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 012B Qualifying matter - Areas with long-term infrastructure constraints

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Draft Parties and Issues Report  
Updated on 10 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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>3</b>
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
<b>3 Documents from the pre-hearing events</b> .....	<b>4</b>
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence .....	5
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>5</b>
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
<b>5 Hearing Session/s</b> .....	<b>6</b>
<b>Appendix 1: List of parties</b> .....	<b>6</b>

# 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**

<b>HEARING TOPIC</b> 012B Qualifying matter - Areas with long-term infrastructure constraints		
<i>This hearing topic relates to submissions received on the qualifying matter - areas with long-term infrastructure constraints.</i>		
<i>Note: Topic: Qualifying Matters – Infrastructure - subtopic strategic transport zone which contains submission 1359 (related to Infrastructure – QM) is included in this PIR.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>Identification of qualifying matter</i>
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>Relevant provisions</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 Buildings Zone</i>	<i>Relevant provisions</i>
<i>Map Viewer</i>	<i>Constraint Controls/Overlays</i>	<i>Spatially identified qualifying matters</i>
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>N/A</i>		
<b>Related topic provisions</b>		
<i>Topic 15 Residential zones</i>		
<i>Topic 018 Subdivision</i>		

## 2. Submissions received and proposed hearing pathway

### 2.1. Parties to this topic

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

Table 2.1: Parties to the topic

<b>Total number of primary submitters</b>	82
<b>Total number of primary submission points</b>	97
<b>Total number of primary submitters who wish to be heard</b>	39
<b>Total number of further submitters</b>	135
<b>Total number of further submission points</b>	257
<b>Total number of further submitters who wish to be heard</b>	126

A submission by Geoffrey John Beresford (1245) has been reallocated to Topic 12B and is included in figures in table 2.1 above and the lists of parties below as appropriate.

### 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

<b>Topic</b>	<b>Subtopic</b>
Qualifying Matters – Infrastructure	Infrastructure - Areas with long-term infrastructure constraints
Qualifying Matters - Infrastructure	H22 Strategic Transport Zone (Coded in error)

## 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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> 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 <a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a>  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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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:

- *The appropriateness of infrastructure qualifying matters*
- *All qualifying matters relating to infrastructure*

*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

<b>Topic 012B Areas with long-term infrastructure constraints Qualifying Matter</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

## Appendix 1: List of parties

<b>Topic 12B Qualifying Matter (Infrastructure) – Areas with long term Infrastructure constraints + Qualifying Matter (Infrastructure) – H22 strategic transport zone -&gt; Submitter 1359 Submitter number and name</b>	
<b>Submission Number</b>	<b>Submitter Name</b>
102	Donald Huse
103	David Knowles
105	Angelique Ward
106	JC zingram
112	Diana Bassick
122	Jennifer Ho
123	Christine Kalin
125	Mich Lynda Kora
129	Soren Moller
130	Edward John Reid
134	Bell Barbara Ann
136	Peter Crook
149	Stephen Smith
182	Sandra Mulcock
183	Winston Pond
190	Kerry Howard Inskip
227	Margreat Colledge
231	Nigel Varey
328	Herald Island Environmental Group
371	Jacqui Brayshaw
406	Maria-Cornelia Monice Klug-Versteegen
438	Glenelg Neighbours
453	Christoph Soltau
460	Marion Jan Primous
462	Mr John Godfrey
472	Jewel Wood
607	Janette Mary Miller Heffernan
800	Sarah McEntee
829	Holly Moss
846	Graeme Edwards
872	Heritage New Zealand Pouhere Taonga
921	Val Barker
922	Kerry and Amanda Deane
1000	Christine Lang
1004	Carolyn Harrison

1095	Bernard Adrian Parker
1245	Geoffrey John Beresford
1286	Christopher George Fraser
1290	Carole Lesley Fraser
1359	Hugh Green Limited
1485	Housing Call To Action
1492	Heather Sylvia Dixon
1547	Herald Island Residents and Ratepayers Acc
1554	Su Thon
1563	Sara Bruce
1567	Michelle Johnson
1614	Stuart Bode and Jan Hewitt
1628	John Laurence
1638	Daniel Moore
1676	John Bruce Murray and Maria Elisa Ramos de Murray
1683	Mr Nicholas Sion Silyn Roberts
1684	Pieter Hopkins
1699	Jocelyn Burlton-Bennet
1718	Stuart Kirk
1719	Sue McElroy
1721	Tom Pasley
1724	Susan Trinh
1744	Fiona Moran
1764	John Murray Hill
1807	Peter McSkimming
1814	Ian Peter Cassidy
1827	Yvonne Sandra Sutton
1834	Cameron Fleming
1838	Donald Putan
1854	John Sadler
1900	Howick-Pakuranga Grey Power
1995	Retirement Village Neighbourhood Group
2014	Sue Cheesman
2044	Ronald Evan Young
2045	82-96 Arney Road and 2-4 Wharua Road
2216	Tracy Strudley
2220	Phillipa Goddard
2222	Carole & Rato Brajkovich
2228	Ms Linda Hamilton

2229	Bronwen Innes
2262	Central Park Henderson Business Association Inc. (CPHBA)
2287	Christine Ball
2296	Joanna Louise Beresford
2297	Squirrel Trust
2353	Milford Residents Association Inc
2356	Matthew Olsen
2382	Michelle Green

**Topic 12B**

**Qualifying Matters (Infrastructure) Long term constraints + Qualifying Matters -H22 strategic transport zone**

**Qualifying Matter (Infrastructure) – Areas with long term Infrastructure constraints + Qualifying Matter (Infrastructure) – H22 strategic transport zone**

**Further submitter number and name**

<b>Further Sub #</b>	<b>Further Submitter</b>
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
FS52	Carole Lesley Fraser
FS53	Christopher George Fraser
FS54	Yue Wang
FS55	Gregory Edward Jones
FS57	Alison Hunter

FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS123	Upland Realty Ltd
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
FS174	Cassiny Limited
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
FS235	HND Upland Limited
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS250	Citylife Investments Eight Ltd
FS261	Herald Island Environmental Group
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS271	Thomas Purkis
FS272	Trevor Purkis
FS275	Charissa Snijders
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
FS296	Character Coalition Incorporated
FS298	Woodside Trust
FS305	Garry Downs
FS306	Fi Groves
FS309	Carolyn Reid
FS310	Shildon Ltd
FS318	David Alison
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited

FS361	Greenhithe Residents Association
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS380	JL Trust
FS388	Pam Shearer
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS414	Herald Island Residents and Ratepayers Association
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS433	The Seaview Road Residents Group
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS456	Tom Birdsall
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
FS522	Sally Ann Haysom
FS523	Sue McElroy
FS524	69 Roberta Avenue Limited
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

# National Policy Statement Urban Development

## Independent Hearings Panel

Auckland

# Hearing Topic 012C Qualifying matter - Combined wastewater network

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### 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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>3</b>
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
<b>3 Documents from the pre-hearing events</b> .....	<b>4</b>
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence .....	5
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>5</b>
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
<b>5 Hearing Session/s</b> .....	<b>7</b>
<b>Appendix 1: List of parties</b> .....	<b>7</b>

## 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**

<b>HEARING TOPIC 012C Qualifying matter - Combined wastewater network</b>		
<i>This hearing topic relates to submissions received on the qualifying matter - combined wastewater network (77J/77L), relating to residential sites that are connected to a combined wastewater and stormwater network.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>Identification of qualifying matter</i>
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>Policy E38.3(31)</i>  <i>E38.4.2 Activity table - Subdivision in residential zones rule (A29B)</i>  <i>Standard E38.8.2.8</i>  <i>Matters of discretion E38.12.1(11)</i>  <i>Assessment criteria E38.12.2(11)</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone</i>	<i>Policy H3A.3(13)</i>  <i>H3A.6.4 Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps</i>  <i>Matters of discretion H3A.8.1(4)</i>  <i>Assessment criteria H3A.8.2(10)</i>
	<i>H5 Mixed Housing Urban Zone</i>	<i>Policy H5.3(13)</i>  <i>H5.6.3B Dwellings within the Infrastructure - Combined Wastewater Network Control</i>

	<i>H6 Terrace Housing and Apartment Buildings Zone</i>	<i>as identified on the planning maps</i>  <i>Matters of discretion</i> <i>H5.8.1(6)</i>  <i>Assessment criteria</i> <i>H5.8.2(21)</i>  <i>Policy H6.3(13)</i>  <i>H6.6.4B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps</i>  <i>Matters of discretion</i> <i>H6.8.1(6)</i>  <i>Assessment criteria</i> <i>H6.8.2(21)</i>
<i>Map Viewer</i>	<i>Infrastructure - Combined wastewater network control</i>	
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>N/A</i>		
<b>Related topic provisions</b>		
<i>Topic 15 Residential zones</i>		
<i>Topic 018 Subdivision</i>		

## 2. Submissions received and proposed hearing pathway

### 2.1. Parties to this topic

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

**Table 2.1: Parties to the topic**

<b>Total number of primary submitters</b>	33
---	----

<b>Total number of primary submission points</b>	37
<b>Total number of primary submitters who wish to be heard</b>	25
<b>Total number of further submitters</b>	165
<b>Total number of further submission points</b>	705
<b>Total number of further submitters who wish to be heard</b>	155

## 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

<b>Topic</b>	<b>Subtopic</b>
Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network

## 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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> 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><a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a></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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

#### 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

#### 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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:

- *The appropriateness of infrastructure qualifying matters*
- *All qualifying matters relating to infrastructure*

*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

<b>Topic 012C Combined wastewater network Qualifying Matter</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

### Appendix 1: List of parties

<b>Topic 012C QM (Infrastructure) Combined wastewater network Submitter Name and List</b>	
<b>Submission Number</b>	<b>Submitter Name</b>
31	Louise Anne Malone
99	Sarah van Winkel
158	Rebecca Storry
351	iSolutions
820	Penelope Jane Hansen
873	Kāinga Ora
948	Remuera Heritage Inc
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')

1079	The Coalition for More Homes
1090	Steven Wang and Shirley Wang
1201	JGUO Developments Limited
1304	Janette Jiayi Yan and Mark
1334	Garyn Hayes
1380	Synergy Planning
1587	Hugh Butler Lusk
1620	Christine Margaret Caughey
1696	Huiqiang Zhang
1741	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet and Graig Healtley
1850	James Hu
1863	Mohamed Abdulahi
1865	Nicola Spencer
1962	Aedifice Property Group
1980	University of Auckland
1996	Gregory John McKeown
2049	Waka Kotahi
2147	Mariette van Ryn
2162	Mr Simon & Mrs Josephine Parr
2204	Mrs Alison Mary Gardner and Mr James Graham Gardner
2258	Tom Purkis
2259	Holly Purkis
2266	Peter Richard Gardner and Trudy Harriette Gardner
2289	Janet Grant
2353	Milford Residents Association Inc

**Topic 012C**

**Qualifying Matter (Infrastructure) – Combined Wastewater Network**

**Further submitter number and name (2023-03-23)**

<b>Further Sub #</b>	<b>Further Submitter</b>
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross

FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group

FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS120	Waipu Trust
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
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
FS169	CH Ventures Ltd
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
FS205	Gerrad Hall
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy

FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS250	Citylife Investments Eight Ltd
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, Peter Sargisson and Hannah Sargisson
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, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
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
FS388	Pam Shearer
FS394	Aedifice Property Group
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
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
FS456	Tom Birdsall
FS466	Margaret Larsen
FS467	Wayne Larsen
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 012D Qualifying matter - Stormwater disposal constraint

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### Draft Parties and Issues Report Updated on 30 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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>3</b>
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
<b>3 Documents from the pre-hearing events</b> .....	<b>4</b>
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence .....	5
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>5</b>
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
<b>5 Hearing Session/s</b> .....	<b>7</b>
<b>Appendix 1: List of parties</b> .....	<b>7</b>

# 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**

<b>HEARING TOPIC 012D Qualifying matter - Stormwater disposal constraint</b>		
<i>This hearing topic relates to submissions received on the qualifying matter - Stormwater disposal constraint (77J/77L), relating to sites that have limitations associated with the disposal of stormwater, and no ability to connect to the public stormwater network.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>Identification of qualifying matter</i>
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>Policy E38.3(31)</i>  <i>E38.4.2 Activity table - Subdivision in residential zones rule (A29A)</i>  <i>Standard E38.8.2.7</i>  <i>Matters of discretion E38.12.1(10)</i>  <i>Assessment criteria E38.12.2(10)</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone</i>	<i>Policy H3A.3(13)</i>  <i>H3A.6.5 Dwellings within the Infrastructure - Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control</i>  <i>Matters of discretion H3A.8.1(5)</i>  <i>Assessment criteria H3A.8.2(11)</i>
	<i>H5 Mixed Housing Urban Zone</i>	<i>Policy H5.3(13)</i>

	<i>H6 Terrace Housing and Apartment Buildings Zone</i>	<i>H5.6.3C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control</i>  <i>Matters of discretion</i> <i>H5.8.1(7)</i>  <i>Assessment criteria</i> <i>H5.8.2(22)</i>  <i>Policy H6.3(13)</i>  <i>H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control</i>  <i>Matters of discretion</i> <i>H6.8.1(7)</i>  <i>Assessment criteria</i> <i>H6.8.2(22)</i>
<i>Map Viewer</i>	<i>Infrastructure - Stormwater Disposal Constraints Control</i>	
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>N/A</i>		
<b>Related topic provisions</b>		
<i>Topic 15 Residential zones</i>		
<i>Topic 018 Subdivision</i>		

## 2. Submissions received and proposed hearing pathway

### 2.1. Parties to this topic

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

**Table 2.1: Parties to the topic**

<b>Total number of primary submitters</b>	37
<b>Total number of primary submission points</b>	44

<b>Total number of primary submitters who wish to be heard</b>	28
<b>Total number of further submitters</b>	166
<b>Total number of further submission points</b>	673
<b>Total number of further submitters who wish to be heard</b>	154

## 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

<b>Topic</b>	<b>Subtopic</b>
Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints

## 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**

<b>Pre-hearing documents</b>	<b>Date</b>	<b>Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents</b>
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><a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a></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**

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

#### 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

#### 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

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

	Other matters  xxx
--	--------------------------

#### 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:

- *The appropriateness of infrastructure qualifying matters*
- *All qualifying matters relating to infrastructure*

*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

<b>Topic 012D Stormwater disposal constraints Qualifying Matter</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

### Appendix 1: List of parties

<b>Topic 12D Qualifying Matters – Infrastructure - Stormwater Disposal Constraint Submitter Number and Name</b>	
<b>Sub #</b>	<b>Submitter Name</b>
8	Suzanne Woodward
158	Rebecca Storry
276	Paul Ralston Bethune
322	Enoch Cao
351	iSolutions
373	Maaike van Tol
462	Mr John Godfrey
580	Yuva Adhikary
747	Donna Therese Scott

765	Shane Wood
780	Reydon Place Residents Society Incorporated
873	Kāinga Ora
901	Metlifecare Limited
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1079	The Coalition for More Homes
1114	Diane Dorothy Maloney
1223	Emma Dixon
1304	Janette Jiayi Yan and Mark
1324	Sarah Jane Langstone-Ross
1329	Varun Pushp Shandil
1396	Adam Muncey
1433	Hinepawhero Afeaki
1452	Kathleen I Kennedy
1513	Claire Reid
1547	Herald Island Residents and Ratepayers Acc
1621	Maureen Forrester
1748	Andries Popping
1762	The Rosanne Trust
1819	Michelle Hull
1962	Aedifice Property Group
2150	Raquel Francois
2187	Matthew Brajkovich
2229	Bronwen Innes
2269	Ms Amy Margaret Parlane and Mr Leslie James Parlane
2270	Soriya Em
2346	Glenn R Bartlett
2372	Alicia Bullock and Chris Bullock

**Topic 12D**

**Qualifying Matters Infrastructure – Stormwater Disposal Constraints**

**Further submitter number and name**

<b>Further Sub #</b>	<b>Further Submitter</b>
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson

FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS34	Hannah Thomson and Colin Thomson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
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
FS120	Waipu Trust
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS150	Anthony George Allen
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
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, Peter Sargisson and Hannah Sargisson
FS261	Herald Island Environmental Group
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, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
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
FS384	Retirement Villages Association of New Zealand Incorporated
FS388	Pam Shearer
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
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
FS412	Ruth Hargreaves
FS415	Howick Ratepayers and Residents Association [HRRRA].
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
FS456	Tom Birdsall
FS466	Margaret Larsen
FS467	Wayne Larsen
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
FS509	Shanna Frost
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 012E Qualifying matter - Water and wastewater constraint

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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>4</b>
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.....	5
<b>3 Documents from the pre-hearing events</b> .....	<b>5</b>
3.1 Topic pre-hearing documents.....	5
3.2 Independent expert evidence .....	5
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>6</b>
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
<b>5 Hearing Session/s</b> .....	<b>7</b>
<b>Appendix 1: List of parties</b> .....	<b>7</b>

# 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**

<b>HEARING TOPIC 012E Qualifying matter - Water and wastewater constraint</b>		
<i>This hearing topic relates to submissions received on the qualifying matter - water and wastewater constraint (77J/77L), relating to residential sites with existing significant capacity constraints.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>Identification of qualifying matter</i>
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>Policy E38.3(31)</i>  <i>E38.4.2 Activity table - Subdivision in residential zones rule (A29B)</i>  <i>Standard E38.8.2.8</i>  <i>Matters of discretion E38.12.1(11)</i>  <i>Assessment criteria E38.12.2(11)</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone</i>	<i>Policy H3A.3(13)</i>  <i>H3A.4.1 Activity table rule (A10) Two or three dwellings per site in the Infrastructure - Water and Wastewater Constraints Control</i>  <i>Matters of discretion H3A.8.1(4)</i>  <i>Assessment criteria H3A.8.2(10)</i>
	<i>H5 Mixed Housing Urban Zone</i>	<i>Policy H5.3(13)</i>  <i>H5.4.1 Activity table rule (A14B) One dwelling per site in the Infrastructure - Water</i>

	<i>H6 Terrace Housing and Apartment Buildings Zone</i>	<p><i>and Wastewater Constraints Control, (A14C) Two or more dwellings per site in the Infrastructure - Water and Wastewater Constraints Control</i></p> <p><i>Matters of discretion H5.8.1(6)</i></p> <p><i>Assessment criteria H5.8.2(21)</i></p> <p><i>Policy H6.3(13)</i></p> <p><i>H6.4.1 Activity table rule (A3B) One dwelling per site in the Infrastructure - Water and Wastewater Constraints Control, (A3C) One dwelling per site in the Infrastructure - Water and Wastewater Constraints Control</i></p> <p><i>Matters of discretion H6.8.1(6)</i></p> <p><i>Assessment criteria H6.8.2(21)</i></p>
<i>Map Viewer</i>	<i>Infrastructure - water and/or wastewater constraints control</i>	
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>N/A</i>		
<b>Related topic provisions</b>		
<i>Topic 15 Residential zones</i>		
<i>Topic 018 Subdivision</i>		

## 2. Submissions received and proposed hearing pathway

### 2.1. Parties to this topic

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

Table 2.1: Parties to the topic

<b>Total number of primary submitters</b>	95
<b>Total number of primary submission points</b>	122
<b>Total number of primary submitters who wish to be heard</b>	73
<b>Total number of further submitters</b>	202
<b>Total number of further submission points</b>	1424
<b>Total number of further submitters who wish to be heard</b>	188

### 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

<b>Topic</b>	<b>Subtopic</b>
Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints

### 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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> 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 <a href="https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx">https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</a>  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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

### 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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:

- *The appropriateness of infrastructure qualifying matters*
- *All qualifying matters relating to infrastructure*

*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

<b>Topic 012E Water and wastewater constraints Qualifying Matter</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

### Appendix 1: List of parties

<b>Topic 012E</b> <b>QM Water and wastewater constraint</b> <b>Submitter Number and Name</b>
--

Submission Number	Submitter Name
75	Reno Tech Ltd
87	Hanging Gardens
106	JC zingram
119	Glenelg Residents
125	Mich Lynda Kora
130	Edward John Reid
138	Joel Bouzaid
200	Philip Malcom Granger
265	Allan John Luck
276	Paul Ralston Bethune
279	Xinlin Shao
282	Trevor Wilson
313	Rodney and Karyn Klarwill
322	Enoch Cao
351	iSolutions
353	Gary and Pam Bonham
383	Bryan Evans and Sharon Evans
452	Brent Clode
461	Zhihao Hu
469	Darrell and Rhonda Hargreaves
470	Aren Patel
500	Jane D'arcy Beca
593	Gail Lorraine Stratton
595	Gordon Loughnan
618	Lynley Cook and Peter Thorpe
649	Annabelle White
660	Maree Rolton
675	Warkworth Area Liason Group [WALG]
720	Yvonne Diack
745	Stephen Brett Kuzmich
812	Iain McManus
827	Jonathan Mitchell
837	Fire and Emergency New Zealand
849	Michelle van Kampen
853	Nathan Brad Stantiall
873	Kāinga Ora
901	Metlifecare Limited
1079	The Coalition for More Homes

1080	Fletcher Residential Limited
1091	Chelsea Rise Limited
1113	Claire Brabant
1114	Diane Dorothy Maloney
1164	Forever Trust
1216	New Avenues No. 8 LP
1230	Melia Development Ltd
1258	Bobby Gong
1270	Orewa Developments Ltd
1304	Janette Jiayi Yan and Mark
1314	CPM 2019 Ltd
1317	Kemkar Construction
1338	D Bow et al
1353	Mr Ge Li
1363	Brian Sharplin
1404	Birkenhead Residents Association
1467	Oratia Foothills Ltd
1470	Apec Equity Ltd
1479	Emma Myers
1513	Claire Reid
1520	Dalis Trust
1523	Project 19 Partnership
1663	Stephen Dey
1722	Sentinel Planning Ltd
1741	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet and Graig Healtley
1746	Neil Construction Limited
1761	C and V Family Trust and the Ruthmarie Trust
1762	The Rosanne Trust
1767	Sino-Dutch Developments Limited
1801	Porteous Properties Limited
1804	Tim Scheirlinck
1843	Fiona Garrett and Steve Garrett
1846	Grant George Massey
1876	Sweet New Zealand Partnership Limited
1895	Damian Light
1928	James Saunders
1962	Aedifice Property Group
1983	Cassiny Limited
2049	Waka Kotahi

2062	Claire Teirney
2150	Raquel Francois
2158	Piscita Investment Trust
2169	KTW Systems LP
2173	Beau Henriksen, Cliff Henriksen and Karen Henriksen
2175	Alison Sherning
2179	Seaview Road Residents Group
2185	Geoff Hunt and Christina Heaven
2186	Philip Goddard
2187	Matthew Brajkovich
2193	St Mary's Bay Association Incorporated
2195	Matthew Brian Jeffreys, Stephanie Beth Jeffreys and Liston Trustee Services Limited
2196	Reynolds Family Trust and Piscita Investment Trust
2220	Phillipa Goddard
2287	Christine Ball
2297	Squirrel Trust
2392	Ngāti Te Ata Waiohua
2398	Scott Lamason

<b>Topic 12E Qualifying Matters Infrastructure – Water and Wastewater constraints Further submitter number and name</b>	
<b>Further Sub #</b>	<b>Further Submitter</b>
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS34	Hannah Thomson and Colin Thomson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer

FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS54	Yue Wang
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
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
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS104	Hilary Craig

FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS120	Waipu Trust
FS128	BR and RM Barnes Trusts
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS140	Beach Haven Road Apartments Limited
FS143	Patrick Richard Forrester
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
FS159	Rutherford Rede Limited
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS162	The Subdivision Company Ltd
FS164	Parnell East Community Group
FS165	Aren Patel
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
FS222	New Avenues No. 8 LP
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, Peter Sargisson and Hannah Sargisson
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
FS278	Apec Equity Limited
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
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
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust

FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS328	Ellper Holdings Limited
FS331	The Kilns Limited
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
FS371	J&S West Trading Limited
FS382	OGC2 Limited
FS388	Pam Shearer
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS405	Raquel Francois
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS427	St Heliers and Glendowie Residents Association
FS429	Freemans Bay Residents Association

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
FS448	Mark Catley
FS455	Bobby Gong
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS466	Margaret Larsen
FS467	Wayne Larsen
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS473	Paul Culley and Annette Kann
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS495	Robertson Boats Limited and Conrad Robertson
FS497	Matakana 2020 Limited
FS498	Brampton House Design Ltd
FS499	Robyn Alexander and Katherine Heatley
FS501	Falls Road LP
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
FS511	Angelique Ward
FS515	Jessica Ward
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace
FS532	John Francis Mather

# National Policy Statement Urban Development

## Independent Hearings Panel

Auckland

# Hearing Topic 012F Qualifying matter - Beachlands transport constraint

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### Draft Parties and Issues Report Updated on 10 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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>3</b>
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
<b>3 Documents from the pre-hearing events</b> .....	<b>4</b>
3.1 Topic pre-hearing documents.....	4
3.2 Independent expert evidence .....	5
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>5</b>
4.1 Expert conferencing outcomes .....	5
4.2 Mediation outcomes .....	7
4.3 Agreements reached between parties outside of formal mediation or expert conference pathway .....	8
4.4 Aligned pre-hearing outcomes from other topics .....	8
<b>5 Hearing Session/s</b> .....	<b>8</b>
<b>Appendix 1: List of parties</b> .....	<b>8</b>

# 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**

<b>HEARING TOPIC 012F Qualifying matter - Beachlands transport constraint</b>		
<i>This hearing topic relates to submissions received on the qualifying matter of the transport constraint in Beachlands (77J/77L), that seeks to limit development where there is not enough infrastructure to support the development enabled by the NPS-UD and the MDRS.</i>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A</i>	<i>Introduction</i>	<i>Identification of qualifying matter</i>
<i>Chapter E Auckland-wide</i>	<i>E38 Subdivision - Urban</i>	<i>Policy E38.3(32)</i>  <i>E38.4.2 Activity table - Subdivision in residential zones rules (A29C) and (A29D)</i>  <i>Standard E38.8.2.9</i>
<i>Chapter H Zones</i>	<i>H3A Low Density Residential Zone</i>  <i>H5 Mixed Housing Urban Zone</i>	<i>Objective H3A.2(11)</i>  <i>Policy H3A.3(17)</i>  <i>H3A.4.1 Activity table rule (A20) Two or more dwellings per site within the Infrastructure - Beachlands Transport Constraints Control</i>  <i>Objective H5.2(10)</i>  <i>Policy H5.3(16)</i>  <i>H5.4.1 Activity table rule (A14A) Two or more per site dwellings within the Infrastructure - Beachlands Transport Constraints Control</i>

<i>Map Viewer</i>	<i>Infrastructure - Beachlands transport constraints control</i>	
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
<i>N/A</i>		
<b>Related topic provisions</b>		
<i>Topic 15 Residential zones</i>		
<i>Topic 018 Subdivision</i>		

## 2. Submissions received and proposed hearing pathway

### 2.1. Parties to this topic

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

**Table 2.1: Parties to the topic**

<b>Total number of primary submitters</b>	14
<b>Total number of primary submission points</b>	19
<b>Total number of primary submitters who wish to be heard</b>	14
<b>Total number of further submitters</b>	159
<b>Total number of further submission points</b>	650
<b>Total number of further submitters who wish to be heard</b>	149

One additional submission by Waka Kotahi (submission point 2049.27) has been approved to have Topic 12F additionally added to their list of hearing Topics.

Further submitters to submission point 2049.27 are Kiwi Property Group Limited (fs184), New Avenues No. 8 LP (fs222), Viaduct Harbour Holdings Limited (fs285), Mount St John Residents Group Incorporated (fs308), Foodstuffs North Island Limited (fs340) and Drive Holdings Limited (fs351). Of these, New Avenues No.8 LP and Mount St John residents Group Incorporated were already further submitters to Topic 12F.

The additional allocations have been added to the figures in table 2.1 above and the lists of parties below as appropriate.

## 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 - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint

## 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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Mediation 1 attendance sheet	N/A	

Pre-hearing documents	Date	Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Mediation 2 attendance sheet	N/A	
Mediation Joint Statement 1	N/A	
Expert Witnesses Joint Statement	2023 -04-14	<a href="#">Topic 012F-Beachlands - JWS</a>
Hearing evidence		Refer to this link 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>  <a href="#">Topic 12F Beachlands - Evidence</a>

### 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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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

<p><b>Matters raised</b></p>	<p>Matters raised included whether there is a transport constraint for Beachlands (including road and ferry access and the costs of upgrades), whether it is appropriate to use a Qualifying Matter for transport constraints in Beachlands and whether the provisions are sufficient and/or appropriate.</p> <p>Auckland Council Transport and Waka Kotahi commented on transport constraints in Maraetai and the effect of intensification should it be considered an urban environment.</p> <p>The issue of whether it is appropriate to remove the BTIC from 1 Seventh View Avenue, Beachlands was discussed by Auckland Transport and Planning, however the submitter was not present to speak to the question.</p>
<p><b>Summary of matters agreed</b></p>	<p><u>Refer to the Joint Witness Statement to identify statements agreed upon during ADR</u></p> <p><u>Dwelling Numbers</u></p> <p>The parties are in general agreement that current dwelling numbers in Beachlands is 2,504 (July 2022).</p> <p><u>Provisions</u></p> <p>Auckland Council Transport, Planning, Waka Kotahi and Beachlands South Partnership Limited Planning (x2 experts) agreed that Objective H3A.2(11) should be amended as shown below:</p> <p><u>Objective H3A.2(11)</u></p> <p><i>Intensification is avoided in areas with significant <del>public</del> transport infrastructure constraints.</i></p> <p><u>Ferry</u></p> <p>Auckland Council Transport and AC Engineer and Beachlands South Partnership Limited Transport agreed the ferry service is currently near capacity.</p> <p><u>Road and Public Transport</u></p> <p>Auckland Council’s Transport Planner and Engineer and Beachlands South Limited Partnership Transport note that the road is the primary road serving Beachlands and agree that the bus has a low level of service and low patronage.</p>

<p><b>Summary of matters outstanding</b></p>	<p>Refer to the Joint Witness Statement for complete information regarding outstanding matters.</p> <p><u>Transport as a Qualifying Matter</u></p> <ul style="list-style-type: none"> <li>- Use of a Qualifying Matter or alternatives / plan provisions.</li> <li>- Comments made regarding exclusion of Plan change 88 area.</li> </ul> <p><u>Plan Provisions</u></p> <ul style="list-style-type: none"> <li>- Section 32 and further analysis in relation to provisions and options</li> </ul> <p><u>Transport Constraints &amp; Intensification</u></p> <p><i>Road</i></p> <ul style="list-style-type: none"> <li>- Additional numbers of dwellings without work to the road. Road upgrade requirements.</li> </ul> <p><i>Public Transport - Bus and Ferry</i></p> <ul style="list-style-type: none"> <li>- Ability to increase bus patronage.</li> <li>- Ability and cost to improve the ferry service.</li> </ul> <p><u>Maraetai</u></p> <ul style="list-style-type: none"> <li>- Comments on Maraetai &amp; known transport constraints.</li> </ul> <p><u>1 Seventh View Avenue</u></p> <ul style="list-style-type: none"> <li>- Whether or not it is appropriate to remove the BTIC from 1 seventh Avenue. The submitter was not present to speak to the question.</li> </ul>
<p><b>Other matters</b></p>	<p>Auckland Council Planner and Auckland Council Transport Planner noted additional modelling undertaken by Council in February 2023.</p>

## 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

<p><b>Matters raised</b></p>	<p>N/A</p>
<p><b>Summary of matters agreed</b></p>	<p>N/A</p>
<p><b>Summary of matters outstanding</b></p>	<p>N/A</p>
<p><b>Other matters</b></p>	<p>N/A</p>

### 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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:

- *The appropriateness of infrastructure qualifying matters*
- *All qualifying matters relating to infrastructure*

*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

<b>Topic 012F Beachlands transport infrastructure constraints Qualifying Matter</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

## Appendix 1: List of parties

<b>Topic 012F</b>	
<b>QM Beachlands transport infrastructure constraint</b>	
<b>Submitter Number and Name</b>	
<b>Submission Number</b>	<b>Submitter Name</b>
200	Philip Malcom Granger
541	Mark Forman
837	Fire and Emergency New Zealand
872	Heritage New Zealand Pouhere Taonga
873	Kāinga Ora
901	Metlifecare Limited
947	Retirement Villages Association of New Zealand Incorporated (RVA)
1079	The Coalition for More Homes
1080	Fletcher Residential Limited
1216	New Avenues No. 8 LP
1304	Janette Jiayi Yan and Mark
2238	Beachlands South Limited Partnership
2273	Aaron Grey
2049	Waka Kotahi (Reallocated to Topic 12F)

<b>Topic 15F</b>	
<b>Qualifying Matter Infrastructure – Beachland Transport Infrastructure Constraint</b>	
<b>Further submitter number and name</b>	
<b>Further Sub #</b>	<b>Further Submitter</b>
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie

FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS119	Victoria Lowe and Phillip Lowe
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
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
FS222	New Avenues No. 8 LP
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.
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
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
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
FS380	JL Trust
FS377	Metlifecare Limited
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
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
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 013 Qualifying Matters - Additional

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Draft Parties and Issues Report  
Updated on 15 June 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

<b>1. Hearing topic information</b> .....	<b>2</b>
1.1 The Hearing Topic or subtopic .....	2
<b>2. Submissions received and proposed hearing pathway</b> .....	<b>3</b>
2.1. Parties to this topic.....	3
2.2. Submission coding topics and subtopics .....	12
2.3 Panel Directions .....	12
2.3.1 Direction for all submitters .....	12
2.3.2 Direction for Auckland Council.....	12
<b>3 Documents from the pre-hearing events</b> .....	<b>12</b>
3.1 Topic pre-hearing documents.....	12
3.2 Independent expert evidence .....	13
<b>4 Summary of pre-hearing event outcomes</b> .....	<b>13</b>
4.1 Expert conferencing outcomes .....	13
4.2 Mediation outcomes .....	14
4.3 Agreements reached between parties outside of formal mediation or expert conference pathway .....	14
4.4 Aligned pre-hearing outcomes from other topics .....	15
<b>5 Hearing Session/s</b> .....	<b>15</b>
<b>Appendix 1: List of parties</b> .....	<b>15</b>

# 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**

<b>HEARING TOPIC 013 Qualifying Matters (Additional)</b>		
<p><i>This hearing topic relates to additional QMs being proposed by submitters.</i></p> <p>Main areas where additional QMs sought:</p> <p>Cockle Bay</p> <p>Devonport</p> <p>Freemans Bay/St Marys Bay</p> <p>Herald Island</p> <p>Hillpark</p> <p>Red Beach</p> <p>Warkworth</p> <p>Whangaparāoa</p> <p>Additional QMs requested relate to issues like transport, infrastructure, character, ecology, landscape and views.</p>		
<b>Proposed Auckland Unitary Plan Provisions IPI</b>		
<i>Chapter A Introduction</i>	A1.4.8 Identification of qualifying matters in the Plan	Table A1.4.8.1 Qualifying matters in zones, overlays, and Auckland-wide provisions  Table A1.4.8.2 Qualifying matters in precincts
<b>Proposed Auckland Unitary Plan Provisions Non IPI</b>		
N/A	N/A	N/A.
<b>Related topic provisions</b>		

<i>Topic 001 Plan making and Procedural</i>	<i>Plan Interpretation (Chapter A and Chapter C)</i>	C1.6A Overlay and precinct rules
<i>Topic 009 Qualifying matters (A-I)</i>	<i>All Subtopics</i>	
<i>Topic 010 Qualifying Matters (Other)</i>	<i>All Subtopics</i>	
<i>Topic 011 Qualifying matters (SCAR)</i>	<i>All Subtopics</i>	
<i>Topic 012 Qualifying matters (Infrastructure)</i>	<i>All Subtopics</i>	
<i>Topic 015 Residential Zones</i>	<i>All Subtopics</i>	
<i>Topic 016 Business Zones</i>	<i>All Subtopics</i>	

## 2. Submissions received and proposed hearing pathway

### 2.1. Parties to this topic

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

**Table 2.1: Parties to the topic**

<b>Total number of primary submitters</b>	123
<b>Total number of primary submission points</b>	184
<b>Total number of primary submitters who wish to be heard</b>	101
<b>Total number of further submitters</b>	253
<b>Total number of further submission points</b>	1,353
<b>Total number of further submitters who wish to be heard</b>	229

In May 2023, using the Additional Allocation process, Kiwirail (submitter 2069) sought that its submission points 2069.2 - 2069.24 be allocated to Topic 013 in addition to the five other Topics that they had been originally allocated to (original allocation of these submission points was to Topics 001 Plan making and procedural, 009 Qualifying Matters A-I, 015 PC 78 Residential, 016 Business Zones provisions and 020 PC 78 - Chapter I Precincts).

There are 15 further submitters (with 221 further submission points) already allocated to Kiwirail's submission points 2069.2 - 2069.24 that will follow this additional allocation to Topic 013. Some of these parties are already either a primary submitter or further submitter to Topic 013 as set out below. (therefore there are 165 new further submission points to be additionally allocated to Topic 013).

On 26 May 2023 Foodstuffs North Island Ltd (submitter 941) was additionally allocated to topic 013 by submission point 941.1. Foodstuffs North Island Ltd was not a primary or further submitter so is a new party to topic 013. There are 105 further submitters to submission point 941.1. Some of these submitters are already parties to topic 013 as set out below in Table 2.1. Only Mount St John Residents Group Incorporated (FS308) becomes an additional party via this additional allocation.

On 26 May 2023 Drive Holdings Ltd (submitter 942) was additionally allocated to topic 013 by submission point 942.4. Drive Holdings Ltd was not a primary or further submitter so is a new party to topic 013. Mission Bay Kohimarama Residents Association Incorporated (FS379) is a further submitter to submission point 942.4 however Mission Bay Kohimarama Residents Association Incorporated is already a further submitter to topic 013 by way of a further submission to primary submission point 873.28 by Kainga Ora.

On 2 June 2023 Viaduct Harbour Holdings Ltd (submitter 1088) was approved to have primary submission point 188.21 additionally allocated to topic 013. Further submitter Sanford Limited (FS274) is allocated to that primary submission point and therefore is also additionally allocated to topic 013. Viaduct Harbour Holdings Ltd (FS285) was already a further submitter to topic 013 but are now a primary submitter. Sanford Limited are a new party to this topic.

The figures in Table 2.1 above and the parties lists below have been updated to reflect the relevant changes.

Additional Allocation further submitter	Are they already a primary submitter to Topic 013	Are they already a further submitter to Topic 013
Fulton Hogan Land Development (FS15)	No	No
Waka Kotahi NZ Transport Agency (FS43)	No	Yes
Kiwi Property Group Limited (FS184)	Yes	No

Kāinga Ora – Homes and Communities (FS281)	Yes	Yes
Dilworth Trust Board (FS313)	No	No
Tram Lease Limited (FS342)	No	No
Scentre (New Zealand) Limited (FS347)	No	No
Summerset Villages (Parnell) Limited (FS348)	No	No
125-139 West Coast Road Limited (FS362)	No	No
Ports of Auckland Limited (FS383)	No	Yes
Retirement Villages Association of New Zealand Incorporated (FS384)	No	Yes
Ryman Healthcare Limited (FS386)	No	Yes
1 Manui Limited (FS454)	No	No
Fletcher Residential Limited (FS460)	No	Yes
Hugh Green Limited (FS461)	No	Yes
Sanford Limited (FS274)	No	No
Mission Bay Kohimarama Residents Association Incorporated (FS379)	No	Yes
Keith Law (FS13)	No	Yes
Robert Hay (FS16)	No	Yes

Greg Jones (FS17)	No	Yes
Dennis Michael Simpson (FS20)	No	Yes
Sarah Anne Kerr (FS21)	No	Yes
Malcolm MacDonald (FS23)	No	Yes
Christopher DH. Ross (FS24)	No	Yes
Anita Jackson (FS26)	No	Yes
Hugo Jackson (FS27)	N/A	Yes
Simon Birkenhead (FS41)	N/A	Yes
Bruce Lloyd Gilbert (FS42)	No	Yes
Michael Gordon Hillyer (FS44)	No	Yes
Gaynor Steel (FS45)	No	Yes
Mark Hardie (FS46)	No	Yes
Sara Hardie (FS47)	No	Yes
Richard Rolfe (FS48)	No	Yes
William Akel and Robyn Hughes (FS49)	No	Yes
Martin Dobson (FS50)	No	Yes

Frederick Ball and Josephine Ball (FS51)	No	Yes
Gregory Edward Jones (FS55)	No	Yes
Alison Hunter (FS57)	No	Yes
Deborah Cox (FS62)	No	Yes
James Thompson Hudson (FS63)	No	Yes
Margo Jacqueline Hudson (FS64)	No	Yes
Matthew Philip Dickinson (FS65)	N/A	Yes
Michael John Graham Goodger (FS67)	Yes	Yes
Sarah Hamilton Kember (FS72)	No	Yes
Simon Jeremy Kember (FS73)	No	Yes
Keith Maddison (FS77)	No	Yes
Brendan Drury (FS79)	No	Yes
Elizabeth Westbrooke (FS80)	No	Yes
Mark Grenville Gascoigne (FS81)	No	Yes

Heidi Baker (FS83)	No	Yes
Julien Leys (FS84)	N/A	Yes
Raynor McMahon (FS85)	N/A	Yes
Liz Adams (FS86)	No	Yes
Anthony Duncan (FS87)	N/A	Yes
Michael Gordon Croft (FS88)	N/A	Yes
Dominique Bonn (FS95)	No	Yes
Irene Bonn (FS96)	No	Yes
Amoze Bonn (FS97)	No	Yes
Tony Skelton (FS98)	No	Yes
Jock Schoeller (FS99)	No	Yes
Michele Clare Maddison (FS100)	No	Yes
Sean Molloy (FS109)	Yes	Yes
Stephen Victor Donoghue-Cox (FS110)	No	Yes
Sarah Allen (FS113)	N/A	Yes
Barbara Joan Chapman (FS114)	No	Yes
Cameron Loader (FS135)	No	Yes
Oscar Fransman (FS139)	No	Yes

Patrick Richard Forrester (FS143)	N/A	Yes
Pieter Lionel Holl (FS156)	No	Yes
John Colebrook (FS177)	N/A	Yes
Sheila McCabe (FS186)	No	Yes
Felicity Jane Cains (FS195)	No	Yes
Katie Isabel Holl (FS196)	No	Yes
Kenny Desmond Brennan (FS198)	No	Yes
Dawn Irene MacLean (FS199)	No	Yes
Darryl Roots (FS200)	No	Yes
Robert Butler (FS201)	No	Yes
Donald Gendall (FS202)	No	Yes
Jillian Gendall (FS203)	No	Yes
Satvinder Sembhi (FS204)	No	Yes
Pamela Ingram (FS207)	No	Yes
Carolyn Walker (FS208)	N/A	Yes
Tanya Newman (FS209)	No	Yes
Gerard Robert Murphy (FS225)	No	Yes
Peter Watts and Stephanie Lees (FS241)	No	Yes
Sarah Louise Edmondson (FS242)	No	Yes
Thomas Purkis (FS271)	Yes	Yes
Trevor Purkis (FS272)	Yes	Yes

Kāinga Ora – Homes and Communities (FS281)	Yes	Yes
William Peake (FS286)	No	Yes
Ivan Tottle (FS287)	N/A	Yes
Garry Downs (FS305)	No	Yes
Fi Groves (FS306)	No	Yes
Mount St John Residents Group Incorporated (FS308)	No	No
Carolyn Reid (FS309)	No	Yes
Christopher Lynch (FS353)	No	Yes
Wendy Ann Moffett (FS355)	N/A	Yes
Tina Louise Lynch (FS356)	No	Yes
Lynne Diane Butler (FS363)	No	Yes
Pam Shearer (FS388)	N/A	Yes
Dawn Bertasius (FS395)	Yes	Yes
Roma Bertasius (FS396)	Yes	Yes
Citizens Against The Housing Act (FS398)	No	Yes
Graham Dick (FS402)	Yes	Yes
Janet Grant (FS409)	Yes	Yes
Holly Purkis (FS425)	Yes	Yes

Freemans Bay Residents Association (FS429)	Yes	Yes
St Mary's Bay Association (FS437)	Yes	Yes
Chris Cherry (FS438)	No	Yes
Helen Cherry (FS439)	No	Yes
Darryl Gregory (FS440)	No	Yes
Tom Birdsall (FS456)	No	Yes
Paul Willetts and Laurence Nash (FS492)	Yes	Yes
Erica Hellier (FS503)	No	Yes
Brett Hellier (FS504)	No	Yes
Charlotte Adams-Drury (FS506)	No	Yes
Angelique Ward (FS511)	No	Yes
Jessica Ward (515)	No	Yes
Lydia Hewitt (FS526)	No	Yes
Wayne E R Russell (FS529)	N/A	Yes
Allan Tyler (FS530)	No	Yes
John Francis Mather (FS532)	N/A	Yes

## 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
013 Qualifying Matters - Additional	Qualifying Matters - Additional

## 2.3 Panel Directions

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

### 2.3.1 Direction for all submitters

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

[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 <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
Expert Conference day 1 attendance sheet		
Expert Witnesses Joint Statement		
Hearing evidence		Refer to this link <i>&lt;link to document folder on website with evidence for</i>

Pre-hearing documents	Date	Link to <a href="http://www.intensificationhearingsakl.co.nz">www.intensificationhearingsakl.co.nz</a> webpage for documents
		<i>hearing topic&gt; for copies of evidence submitted prior to hearing. Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</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

<b>Matter on which independent evidence sought:</b>	
<b>Date evidence requested:</b>	
<b>Date evidence received:</b>	

## 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.*

Expert conferencing was set down for 4 May 2023. On 20 April 2023 the Council requested that the expert witness conferencing be vacated and the scheduled hearing dates commencing 19 July 2023 be deferred. The reasons given related to the 12 month extension granted by the Minister and volume or complexity of the information that submitters may have to support the inclusion of new or the extension of existing qualifying matters.

On 20 April 2023 the [IHP directed](#) that the scheduled alternative dispute resolution be vacated and the hearings on this topic be deferred for the reasons given in the Council's memorandum.

Table 4.1: Expert conferencing outcomes

<b>Matters raised</b>	
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

## 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

<b>Matters raised</b>	N/A
<b>Summary of matters agreed</b>	
<b>Summary of matters outstanding</b>	
<b>Other matters</b>	

## 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

<b>Topic or subtopic</b>	
<b>Parties to the agreement</b>	
<b>Outcomes</b>	Summary of matters raised
<b>Date received</b>	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

<b>Topic 013 Qualifying Matters - Additional</b>	
<b>This topic will be heard by a Full Panel</b>	
<b>Date hearing commenced:</b>	
<b>Date hearing completed:</b>	

## Appendix 1: List of parties

Sub #	Submitter Name
8	Suzanne Woodward
100	Christine Ann and Trevor Ross Johnson
161	Bruce Michael O'Brien
171	Carl James Larcombe
321	Exler Place Residents Association Incorporated
357	Ryan James Bull
384	Roger Williams
389	Stephen Curham
427	Alan Roy Watson
471	Barry Wood
529	Douglas Sierra Trust
675	Warkworth Area Liason Group [WALG]
717	Cockle Bay Residents and Ratepayers Association Inc.
780	Reydon Place Residents Society Incorporated
790	John Kenneth Diprose
801	Golden Bay Cement, a division of Fletcher Concrete & Infrastructure Ltd (GBC)
802	Maree van de Water
818	Diana Faith Coleman
828	Jon Moses and Maryrose Morgan-Coakle
836	North Eastern Investments Limited
843	Leon van de Water
873	Kāinga Ora
903	Franco Belgiorno-Nettis
917	Winstone Wallboards Limited

927	Matt Winiata
934	John Mackay
935	Mr Graham R Falla and Prof Mick N Clout
953	Rhett Grover
976	Judith Gayleen Mackereth
1022	Jeremy James Ryrie Coleman
1036	Catherine H Peters and Jonathan B Anyon
1053	Hannah Thomson and Colin Thomson
1069	New Zealand Defence Force
1078	Goatley Holdings Limited (GHL) and Skywork Helicopters Limited (Skywork)
1081	Vector Limited
1082	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
1087	Kiwi Property Group Limited
1114	Diane Dorothy Maloney
1126	Hillpark Residents Association
1127	Glen Anthony Frost
1141	James Fulton
1192	Mr. Raymond Ruthven
1205	Charissa Snijders
1243	Graham Dick
1329	Varun Pushp Shandil
1346	Trevor Purkis
1352	Roma Bertasius
1360	Dawn Bertasius
1382	Grant and Linda Knox

1396	Adam Muncey
1433	Hinepawhero Afeaki
1437	Jamie London Dally
1441	Jeffrey Lane Fearon
1450	Julie Mitchell
1487	Takapuna Residents Association
1500	Laurence Nash & Paul Willetts
1534	Stephen John Ulenberg
1547	Herald Island Residents and Ratepayers Acc
1557	Clare Steel
1566	Michael John Graham Goodger
1678	Phillipa Budler
1679	Quintin Craig Budler
1708	Buckland and Eastern Beaches Ratepayers and Residents Association
1741	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet
1744	Fiona Moran
1745	Motu Design
1748	Andries Popping
1751	Kaaren Rosser
1769	Anne Perratt
1893	South Epsom Planning Group
1905	Ngati Tamaoho Te Tai Ao Unit
1912	Graham Leonard Pettersen
1933	Joanna Bason and Brad Bason
1946	Lichelle Ngawini

1949	Manu Alan Beetham Donald
1959	Nina Patel
1996	Gregory John McKeown
2009	Ronald Francois
2010	Sally Ann Haysom
2013	Solange Francois
2020	Counties Energy Limited
2021	Character Coalition Incorporated
2043	HHWW Limited
2150	Raquel Francois
2181	Sean Molloy
2187	Matthew Brajkovich
2193	St Mary's Bay Association Incorporated
2201	Freemans Bay Residents Association Incorporated
2206	Radio New Zealand Limited (RNZ)
2217	Paul Culley and Annette Kann
2240	Stratis Body Corporate
2249	Jack van de Water
2258	Tom Purkis
2259	Holly Purkis
2269	Ms Amy Margaret Parlane and Mr Leslie James Parlane
2289	Janet Grant
2297	Squirrel Trust
2298	Mr Richard Brabant

**Additionally allocated submitters**

2069	KiwiRail
1088	Viaduct Harbour Holdings Ltd
941	Foodstuffs North Island Ltd
942	Drive Holdings Ltd

<b>Further Submission Number</b>	<b>Further Submitter Name</b>
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
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
FS58	Latitude 37 Bodies Corporate
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS67	Michael John Graham Goodger
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS89	Glen Frost
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman

FS119	Victoria Lowe and Phillip Lowe
FS120	Waipu Trust
FS126	Wendy Johnston and Douglas Johnston
FS132	David Southcombe Trust
FS135	Cameron Loader
FS138	Eden Epsom Residential Protection Society Incorporated
FS139	Oscar Fransman
FS142	Independent Māori Statutory Board
FS143	Patrick Richard Forrester
FS144	Jason Hoe
FS145	Jessie Kim
FS146	Kylie Kim
FS150	Anthony George Allen
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
FS159	Rutherford Rede Limited
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS164	Parnell East Community Group
FS169	CH Ventures Ltd
FS170	Elizabeth Barrowman
FS171	BA Trustees Ltd
FS177	John Colebrook
FS181	Jenny Granville
FS185	Charles H Levin
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS216	Kylie K Shaw
FS217	MD Family Trust
FS220	Counties Energy Limited
FS221	Shirley Fleetwood Barber
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
FS250	Citylife Investments Eight Ltd
FS251	Diana Coleman
FS253	Bill Endean and Christine Endean
FS255	Hamish Firth
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith
FS261	Herald Island Environmental Group
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth

FS267	Philip Mayo
FS269	Parnell Community
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS275	Charissa Snijders
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter
FS281	Kāinga Ora – Homes and Communities
FS283	Heritage New Zealand Pouhere Taonga
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
FS289	Andries Popping
FS292	John Oliver
FS299	Mariposa Ltd
FS305	Garry Downs
FS306	Fi Groves
FS309	Carolyn Reid
FS312	Auckland International Airport 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
FS328	Ellper Holdings Limited
FS331	The Kilns Limited
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
FS366	Craigieburn Range Trust
FS368	Euroclass Limited
FS370	Highbrook Living Limited
FS371	J&S West Trading Limited
FS380	JL Trust
FS377	Metlifecare Limited
FS379	Mission Bay Kohimarama Residents Association
FS381	NZ Storage Holdings Limited
FS382	OGC2 Limited
FS383	Ports of Auckland Limited
FS384	Retirement Villages Association of New Zealand Incorporated
FS385	Rock Solid Holdings Limited
FS386	Ryman Healthcare Limited
FS388	Pam Shearer
FS390	Stonehill Trustee Limited
FS392	Viaduct Harbour Bodies Corporate
FS393	Zanj Ltd
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act

FS399	Coalition for More Homes
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
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 [HRRRA].
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS424	Motu Design Limited
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
FS441	Radio New Zealand
FS443	The Fuel Companies
FS444	Z Energy Limited
FS446	Box Property Investments Ltd
FS448	Mark Catley
FS452	Stepping Towards Far Limited and KA Waimanawa Limited
FS456	Tom Birdsall
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
FS472	North Eastern Investments Limited
FS473	Paul Culley and Annette Kann
FS478	Yang Yang
FS480	Niall McLaren Robertson
FS485	Templeton Group
FS486	Diane Dorothy Maloney
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS495	Robertson Boats Limited and Conrad Robertson
FS497	Matakana 2020 Limited
FS498	Brampton House Design Ltd
FS499	Robyn Alexander and Katherine Heatley
FS501	Falls Road LP
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
FS508	Eden Park Neighbours' Assoc. Inc
FS509	Shanna Frost
FS511	Angelique Ward
FS513	Christine May Parlane
FS515	Jessica Ward
FS520	Maree Chritine Goldie
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



