

Parties and Issues Reports

Volume 4

Updated 19 June 2023

Plan Change 78

Topic 014 - Height

all subtopics

Topic 015 – Residential

all subtopics

Topic 016 – Business

all subtopics

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National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 014 Height

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.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 014 Height		
<i>This hearing topic relates to height including the use of the Height Variation Control to increase or decrease height in specific locations, whether 21m allows sufficient height for 6 storeys and whether height within walkable catchments should be higher or lower. A subtopic on the height transition between Special Character and other sites is included but may also be dealt with in the Special Character topic 011.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
Chapter H Zones -	<i>All provisions</i>	<u>Building height standards</u>
H3 Residential - Single House Zone		H3.6.6. Building height
H3A Residential - LDRZ		H3.6.7. Height in relation to boundary
H4 Residential - Mixed Housing Suburban Zone		H3A.6.7. Building height
H5 Residential - MHUZ		H3A.6.8. Height in relation to boundary
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H9 Business - Metropolitan Centre Zone		H4.6.6 Alternative height in relation to boundary
H10 Business - Town Centre Zone		H5.6.4. Building height
H11 Business - Local Centre Zone		H5.6.5. Height in relation to boundary
		H6.6.5. Building height
		H6.6.6. Height in relation to boundary
		H6.6.8. Height in relation to boundary adjoining lower intensity zones

H12 Business - Neighbourhood Centre Zone		H8.6.2. General building height
H13 Business - Mixed Use Zone		H8.6.3. Admission of sunlight to public places
H14 Business - General Business Zone		H8.6.4. Aotea Square height control plane
H15 Business - Business Park Zone		H8.6.5. Harbour edge height control plane
H16 Business - Heavy Industry Zone		H8.6.7. Railway station building and gardens view protection plane
H17 Business - Light Industry Zone		H8.6.22. Building in relation to boundary
H29 Special Purpose – School Zone		H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3)
H30 Special Purpose – Tertiary Education Zone		H8.6.24A Maximum east- west tower dimension
Various Precincts		H8.6.25. Building frontage alignment and height
Height Variation Control Maps		H8.6.25A Building setback from boundaries
GIS Maps		H8.6.30. Special amenity yards
		H8.6.31. Street sightlines
		H9.6.1 Building height
		H9.6.2 Height in relation to boundary
		H10.6.1. Building height
		H10.6.2. Height in relation to boundary
		H11.6.1. Building height

		<p>H11.6.2. Height in relation to boundary</p> <p>H12.6.1. Building height</p> <p>H12.6.2. Height in relation to boundary</p> <p>H13.6.1. Building height</p> <p>H13.6.2. Height in relation to boundary</p> <p>H14.6.1. Building height</p> <p>H14.6.2. Height in relation to boundary</p> <p>H15.6.1. Building height</p> <p>H15.6.2. Height in relation to boundary</p> <p>H16.6.1. Building height</p> <p>H17.6.1. Building height</p> <p>H29.6.2. Building height</p> <p>H30.6.1. Building height</p>
Proposed Auckland Unitary Plan Provisions Non IPI		
N/A	N/A	N/A
Related topic provisions		
<i>Topic 009 QMS (A-I)</i>	<p><i>Subtopic 009O Open Space Zone</i></p> <p><i>Subtopic 009M Strategic Transport Corridor Zone</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

Total number of primary submitters	148
Total number of primary submission points	414
Total number of primary submitters who wish to be heard	127
Total number of further submitters	293
Total number of further submission points	28,440
Total number of further submitters who wish to be heard	267

There have been four primary submitters who have been approved to have Topic 014 additionally allocated to their hearing topics. These submitters are Youthline (submission point 1680.2), Tamaki Regeneration Limited (TRL) (submission point 987.1), Kiwi Property Group Limited (submission points, 1087.1, 1087.2 and 1087.3), and urban Partners Housing Limited (submission point 1783.3).

There are three primary submitters to Topic 014 that have been additionally allocated to have further 014 subtopics allocated to their hearing topics:

Auckland International Airport Limited ("Auckland Airport") (submission points 870.7 and 871.19-27) (Auckland Airport is already a primary submitter to Topic 014F PC 78 Height - Metropolitan Centre WC intensification response but have additionally had further subtopics 014A, 014B, 014C, 014G, 014H and 014I added)

Summerset Villages (Parnell) Limited (submission point 1111.1 was allocated to subtopic 014H Residential Height - Strategic Approach and has had 014J Height – RTN Intensification response added.) No further submissions follow this primary submission point.

Generus Living Group (submission point 1356.1 was allocated to subtopic 014B Business Height - Strategic Approach and has had 014J PC 78 Height - RTN intensification response added). No further submissions follow this primary submission point.

The following five further submitters follow that additional allocation:

FS410	Grey Lynn Residents Association	oppose	1680.2	Youthline	Apply a height variation control of 27m over the northern-side of Maidstone Street, Grey Lynn.
FS421	Tania Fleur Mace	oppose	1680.2	Youthline	Apply a height variation control of 27m over the northern-side of Maidstone Street, Grey Lynn.
FS441	Radio New Zealand	support	870.7	Auckland International Airport Limited ("Auckland Airport")	Retain new chapter G2 Walkable Catchments but add to the end of the first paragraph "except where a relevant qualifying matter applies" to recognise policy 4 of the NPS-UD.
FS281	Kāinga Ora – Homes and Communities	oppose	870.20	Auckland International Airport Limited ("Auckland Airport")	Amend objective 9 Metropolitan Centre Zone to "Metropolitan centres enable building heights and density of urban form to reflect demand for housing and business use unless a qualifying matter applies which requires reduced height or density."
FS281	Kāinga Ora – Homes and Communities	oppose	870.21	Auckland International Airport Limited ("Auckland Airport")	Retain Metropolitan Zone policies 2, 12A and 14 which are supported. Amend policy (13) and new policy (15A) to reflect any necessary qualifying matters which would justify lower heights or density within the zone: Add to (13) (zaa) "is consistent with a qualifying matter that requires reduced height and/or density"; amend (15A) "Enable greater building heights and density of urban form in metropolitan centres, than in town, local or neighbourhood centres, to reinforce their role as regional focal points (unless a qualifying

					matter applies which requires reduced heights and/or density)."
FS266	Judith Gayleen Mackereth	oppose	987.1	Tamaki Regeneration Limited (TRL)	Enable a greater building height for sites within the Town Centre Zone, Height Variation Control - 32.5 m, and Walkable Catchment Management Layer within the Glen Innes Town Centre.

Judith Gayleen Mackereth, Auckland International Airport Limited ("Auckland Airport") and Kāinga Ora are already primary submitters to the Topic 014. Grey Lynn Residents Association, Tania Fleur Mace, Radio New Zealand, Kāinga Ora – Homes and Communities and Judith Gayleen Mackereth are already further submitters to Topic 014.

These 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
014 Height	014A Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
	014B Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
	014C Business Height - Technical Elements (occupiable height, storeys to height)
	014D City Centre WC Intensification response (e.g. zoning, precinct, HVC)
	014E Height response - other zones
	014F Metropolitan Centre WC Intensification response

	014G Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
	014H Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
	014I Residential Height - Technical Elements (storeys to height)
	014J RTN WC Intensification response
	014K Special Character Business - transitions/height next to SCAB
	014L Special Character Residential - transitions/height next to SCAR

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 www.intensificationhearingsakl.co.nz webpage for documents
Expert Joint Witness Statement	17 and 18 April 2023	Topic 014J (Height - RTN intensification response) Expert Conferencing held with Topic 017 https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-topics-017ABEG-JWS-2023-05-17.pdf

Pre-hearing documents	Date	Link to www.intensificationhearingsaki.co.nz webpage for documents
Attendance sheet	17 and 18 April 2023	<p>Topic 014J (Height - RTN intensification response) Expert Conferencing held with Topic 017</p> <p>https://www.aucklandcouncil.govt.nz/HearingDocuments/topic-017ABEG%20-combined-attendance-2023-05-17.pdf</p>
Expert Joint Witness Statement	3 May 2023	<p>Topic 014K (Height - SCAB transitions) Joint Witness Statements held with Topic 011</p> <p>https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-011-014k-jws-2023-05-25.pdf</p>
Attendance sheet	3 May 2023	<p>Topic 014K (Height - SCAB transitions) Joint Witness Statements held with Topic 011</p> <p>https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-011-014k-attendance-sheet-2023-07-25.pdf</p>
Expert Joint Witness Statement	26 April 2023	<p>Topic 014L (Height - SCAR transitions) Joint Witness Statements held with Topic 011</p> <p>https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-011-014l-jws-d3-2023-07-25.pdf</p>
Attendance sheets	26 April 2023	<p>Topic 014L (Height - SCAR transitions) Joint Witness Statements held with Topic 011</p> <p>https://www.aucklandcouncil.govt.nz/HearingDocuments/pc78-011-014l-attendance-sheet-d3-2023-04-24.pdf</p>
Hearing evidence		<p>Refer to link:</p> <p>https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx</p> <p>For copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i></p> <p><i>Refer to the following links for copies of the JWS which relate to Topic 014.</i></p>

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
		https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=655 https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=656

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1.1: Expert conferencing outcomes on Topic 014J Height – RTN Intensification Response

Note: JWS for Topic 014J (held on 17 & 18 April 2023) included with JWS for Topics 017A, 017B, 017E, 017G & 014J (refer to NPS-UD Hearings Page for Topic 017).

Matters raised	What height standards should apply to buildings in Walkable Catchments around Rapid Transit stops, and why?
Summary of matters agreed	The height limits in at least some of the RTS walkable catchments should be subject to further investigation.

Summary of matters outstanding	<p>Principles to inform the setting of height limits for RTS walkable catchments were agreed. However, upon review, some experts noted that the list is not exhaustive, that QMs should be included as a valid and relevant land characteristic, and that it should not be necessary to demonstrate any capacity need to justify height greater than 6 stories. It is also noted that not all experts (Including David Mead) were present on the second day.</p> <p>Refer to JWS for complete information.</p>
Other matters	

Table 4.1.2: Expert conferencing outcomes on Topic 014K – Height: Special Character – Business Transitions, height next to SCAB.

Note: JWS for Topic 014K dated 03/05/2023 included with JWS for Topic 011 (refer to NPS-UD Hearings Page for Topic 011)

Matters raised	<p>Auckland Council’s expert noted that PC78 as notified does not apply any provisions relating to SCAB outside of the SCAB overlay, except for the assessment matters introduced to THAB and MHU that require a design response at the interface with SCAB. There may be circumstances where in the operative AUP the HVC has been imposed to restrict height adjoining the SCAB overlay to implement Policy 14 of the Centre Zones (refer to list of zones in item 3.2) – these provisions remain unchanged.</p> <p>Should the plan change address interfacing issues between the Special Character Overlay – Business and THAB, MHU, Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone and Mixed Use Zone?</p>
Summary of matters agreed	-
Summary of matters outstanding	<p>Whether or not there should be controls on areas outside the SCAB overlay.</p> <p>Extending the qualifying matter and would need to be sufficiently evaluated in terms of section 32 and the additional requirements set out in Section 77R.</p> <p><i>“Graeme Burgess considers that there should be some controls imposed on areas adjoining and adjacent to the SCAB overlay to support and recognise the special character values within the overlay.</i></p> <p><i>Rebecca Sanders, Rachelle Hui, Paul Arnesen and Veronica Cassin do not support additional controls being applied on areas outside of the SCAB overlay as the areas where the SCAB applies are those where there is an emphasis on enabling</i></p>

	<i>increased heights and densities under Policy 3 of the NPS-UD. Additional controls managing these interface issues could effectively be extending the qualifying matter and would need to be sufficiently evaluated in terms of section 32 and the additional requirements set out in Section 77R.” (JWS, Topic 14K, page 4)</i>
Other matters	<p>No planning experts attended ADR for the submitters listed under the following subsets of the agenda. Therefore, these matters were not discussed.</p> <p>3.3.2.1 Could standard D18.6.1.2 Height in relation to boundary (HIRB) be applied to all sites adjoining the Special Character Overlay – Business? (1996.9, 2021.27)</p> <p>3.3.2.2 Could additional standards controlling built form be applied to sites in the vicinity of the Special Character Overlay – Business? (1996.9)</p> <p>3.3.2.3 Could height transitions be applied to properties adjoining the Special Character Overlay – Business to achieve an appropriate interface? (976.17, 1264.2, 2032.5)</p> <p>3.3.2.4 Should intensification be constrained adjacent / adjoining to or in the vicinity of the SCA overlays? (117.4, 1345.3, 1742.4, 1894.3, 1998.5, 2305.18)</p>

Table 4.1.3: Expert conferencing outcomes Topic 014L Height – Special Character – Residential Transitions, height next to SCAR

Note: JWS for Topic 014L contained in sessions 1 & 3 dated 20/04/2023 & 26/04/2023 included with JWS for Topic 011 (refer to NPS-UD Hearings Page for Topic 011).

Matters raised	Should the plan change address interfacing issues between the SCAR and SCAB overlay and THAB and MHU zoning?
Summary of matters agreed	<p>A range of views were expressed regarding the interface between the SCAR overlay and adjacent zones.</p> <p><i>“David Wren, Daniel Shaw and Alex Van Son consider that within walkable catchments where there is an emphasis on enabling increased heights the PC78 as notified provisions (HIRB within the THAB zone and Mixed Use Zone) should be retained. The assessment criterion in the THAB zone for 4+ dwellings (H6.8.2(2)(ad)) has the effect of potentially extending SCAR into the adjoining THAB zone – and these experts do not support this.</i></p> <p><i>Alex Van Son and Daniel Shaw consider that the purpose of HIRB controls at the interface with a lower density zoning is intended to protect the residential amenity of the adjoining lower density zone (not special character) and the application of those provisions</i></p>

	<p>would be inconsistent with the NPS-UD. Any controls required to protect the special character of a SCAR overlay area should be applied within the SCAR overlay.</p> <p><i>Craig McGarr, Robert Speer, Alex Findlay, Allan Matson and Kay Panther Knight do not support David Wren’s proposition and as a corollary support the reintroduction of the operative HIRB standards at the interface of the THAB and Mixed Use Zone boundaries with the SCAR overlay. These experts consider that reintroduction of HIRB standards that protect the residential amenity of adjoining lower density zones is appropriate relative to the SCAR.</i></p> <p><i>Nick Pollard, Matt Riley, Madeline Sharpe, Lisa Mein and Blair Hastings support the management of special character values being maintained through the provisions within the SCAR overlay and they accept that there will be potentially significant change where development under the THAB and MHU zones adjoin the SCAR overlay. These experts support PC78 as notified in relation to this matter and the THAB, MHU and MU zones where they interface with the SCAR overlay. The experts note that a later expert conferencing session is scheduled to address the interface between the THAB, MHU and MU zones with the LDRZ.</i></p> <p><i>Matt Riley, Nick Pollard and Alex Van Son note that the wording in the THAB and MHU Assessment criteria H6.8.2(2)(ad) and H5.8.2(2)(ad) could be reviewed to focus on managing form and detail rather than bulk and massing. These experts consider that the application of the assessment criteria should not be used to force changes to the standards such as HIRB, maximum height and yards.</i></p> <p><i>Alex Van Son, Nick Pollard and David Wren consider that their comments above address the detailed requests listed below and they thus have nothing else to add to these requests.” (Topic 14L JWS, Session 3, 26/04/2023, Pages 8-9).</i></p>
<p>Summary of matters outstanding</p>	<p>Topic 14L Session 3 – “Note from the JWS facilitator – The experts have not addressed the details in the following seven sub-paragraphs as part of this expert conferencing session as there was not enough time. It is recorded earlier in this JWS that amended provisions will be coordinated by Lisa Mein (for the Council). These will either be addressed by scheduling additional expert conferencing sessions or through evidence. The following seven sub-paragraphs can be addressed in a similar manner.</p>

	<p>3.1.4.1. <i>Could D18.6.1.2 HIRB and D18.6.1.4. Building coverage be amended to apply to all sites adjacent to or in the vicinity of the SCA overlay? (937.27, 1996.9) Auckland Council PC78 – Joint witness statement Hearing Topics 011 + 014L Qualifying Matter Special Character: Special Character Residential; + Height – Transitions/height next to SCAR - 26/04/2023 10</i></p> <p>3.1.4.2. <i>Could the HIRB standard for all applicable zones be amended to apply a 3m + 45-degree recession plane to all sites adjoining the SCA overlay? (2021.27)</i></p> <p>3.1.4.3. <i>Could height transitions be applied to properties adjoining the SCA overlay to achieve an appropriate interface? (976.17, 989.4, 1264.2, 1844.3, 2032.5)</i> 3.1.4.4. <i>Could the application of the LDR zoning response extend to sites adjoining the SCA overlay? (1894.3)</i></p> <p>3.1.4.5. <i>Is the application of THAB and MHU zoning to sites adjacent / adjoining to or in the vicinity of the SCA overlay appropriate for managing effects on special character?</i></p> <p>3.1.4.6. <i>Should intensification be constrained adjacent / adjoining to or in the vicinity of the SCA overlays? (117.3, 117.4, 199.2, 1345.3, 1742.4, 1894.3, 1900.4, 1998.4, 1998.5, 2305.17, 2305.18, 2243.2, 2244.2 2245.2, 2246.2)</i></p> <p>3.1.4.7. <i>Is it appropriate to include assessment criteria which considers the design of properties adjacent to or in the vicinity of the SCA overlay? (2248.121)” (Topic 14L JWS, Session 3, 26/04/2023, Pages 9-10).</i></p>
Other matters	-

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

Matters raised	
Summary of matters agreed	
Summary of matters outstanding	

Other matters	
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4.2 Agreements reached between parties outside of formal mediation or experts conference pathway

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

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

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

4.3 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 connection between subtopics: 014K Special Character Business - transitions/height next to SCAB and 014L Special Character Residential - transitions/height next to SCAR with Topic 011 QM (Special Character)*
- *The connection with topic 015 Residential Zones*
- *The connection with topic 016 Business Zones*
- *The connection with topic 021 Other Zones*
- *The connection with topic 020 Precincts*
- *The connection with topic 017 Walkable Catchments*
- *The connection with topic 019 Centres 3d response*
- *The connection with topic 008 Urban Environment*

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 014 Height	
This topic will be heard by a Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
48	Sue Watson
117	Richard John Dunbar
199	Margaret Bilsland
245	Jeremy Dillon
443	Peter George Watts and Stephanie Joyce Lees
455	David Henry Lane
465	The Longview Trust
520	Tara Moreton
526	Neglasari Farms Limited
542	Martin Howard Leonard
568	Ronald George Sadler
600	Judith Bern
650	Charles Gordon Willmer
703	Rutherford Rede Limited
742	Waitakere Licensing Trust
830	Ockham Group Ltd
834	Auckland Thoroughbred Racing Incorporated
835	Avondale Jockey Club Incorporated
836	North Eastern Investments Limited
840	Auckland City Centre Residents Group
841	Villages of New Zealand Limited
846	Graeme Edwards
851	Joanna Alison Masfen / 777 Investments Ltd/Masfen Holdings Ltd
855	MHE Limited
870	Auckland International Airport Limited ("Auckland Airport")
871	Property Council New Zealand
873	Kāinga Ora
875	Forever Investments Limited
897	Catholic Diocese of Auckland
899	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development
901	Metlifecare Limited
902	Oyster Management Limited
911	Parnell Park Ltd
914	James Kirkpatrick Group Limited
916	Triumph Capital

932	Simplicity Living
937	Devonport Heritage Inc.
938	New Zealand Housing Foundation
941	Foodstuffs North Island Limited
942	Drive Holdings Limited
947	Retirement Villages Association of New Zealand Incorporated (RVA)
968	McGregor Bailey Holdings Limited
976	Judith Gayleen Mackereth
989	John Simpson
1055	Domain Gardens Development Limited
1058	Daniel Moloney
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1074	Oyster Capital
1077	Next Gen Places Limited
1079	The Coalition for More Homes
1080	Fletcher Residential Limited
1083	Board of Airline Representatives New Zealand Inc
1088	Viaduct Harbour Holdings Limited
1091	Chelsea Rise Limited
1093	Philip Eaton
1110	Wyborn Capital Limited
1111	Summerset Villages (Parnell) Limited
1117	Porter Group Limited
1120	Victoria and Phillip Lowe
1153	Waitakere Licensing Trust
1158	KVEST Investment Partners Group
1163	Pentagon Trust
1170	Portage Licensing Trust
1175	SD Patel Family Trust
1176	Christine Karen Chrystall
1182	Body Corporate 128255
1188	Wayne Patrick Donnelly
1193	HSP Development Ltd
1196	National Mini Storage Ltd
1198	Alan Ye
1225	Aaron Ghee
1264	Warwick Grant Lee
1307	Avanda Group
1345	Le Tu Ngo

1356	Generus Living Group
1388	Francis Ryan Close Neighbourhood Group
1474	College Hill Investments Ltd
1527	Solution Street
1551	Parly Assets Limited
1586	Shundi Tamaki Village Limited
1636	Neil Black
1651	Lewis Holdings Limited
1655	Masfen Holdings Ltd
1656	777 Investments Limited
1657	Masfen Holdings Ltd and 777 Investments Limited
1671	BA Trustees Ltd
1672	Fuego Ltd
1697	Remuera Project Limited
1717	Sarah C
1742	Rodger McElroy
1773	Stonemaid Limited
1778	Bledisloe Property Group Limited
1811	Dilworth Trust Board
1812	Emerald Group Limited
1814	Ian Peter Cassidy
1818	Marie Roberta Taylor and Richard Heywood Taylor
1827	Yvonne Sandra Sutton
1844	Gary Murvin Clarke
1861	Michael James Blackburn
1871	Ricky Tjahjadi
1894	Clifton Edwards
1900	Howick-Pakuranga Grey Power
1905	Ngati Tamaoho Te Tai Ao Unit
1930	Jed Robertson
1953	Matthew Wansbone
1960	Olivier Lawer
1962	Aedifice Property Group
1980	University of Auckland
1996	Gregory John McKeown
1998	Loraine Dorothy Walsh
2021	Character Coalition Incorporated
2025	Greater Auckland
2032	Carol Brown

2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2046	Garry Raymond Queenin
2047	Daryl Jane Queenin
2048	KBS Capital Limited
2049	Waka Kotahi
2055	Brett Carter Family Trust
2057	Simon Terry
2065	Fabric Property Limited
2066	Investore Property Limited
2068	Stride Property Limited
2083	Universal Homes
2146	Henderson Enterprises Limited
2187	Matthew Brajkovich
2224	JL Trust
2225	Zanj Ltd
2226	Scentre (New Zealand) Limited ("Scentre")
2244	Daniel & Hazel Simons
2245	Gordon Adam
2246	Jemma Glancy
2248	Stuart P.C. Ltd
2273	Aaron Grey
2275	Richard Hanson
2295	Screaton Ltd
2297	Squirrel Trust
2305	Keith Vernon
2362	Shane Pratt
2363	Wu Yong
2392	Ngāti Te Ata Waiohua
1680	Youthline
987	Tamaki Regeneration Limited
1087	Kiwi Property Group Limited
1783	Urban Partners Housing Limited

Further Submission Number	Further Submitter Name
FS06	Balmoral Residents Association Incorporated
FS08	Matthew Winiata
FS11	Ngāti Whātua Ōrākei Group
FS12	Southpark
FS13	Keith Law
FS14	Vital Healthcare Property Trust
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
FS30	Lisa Roberts
FS35	Arcadia Ventures GP Limited
FS36	Murray John Tingey
FS38	Rick Osborne
FS40	Victoria Volkova
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS58	Latitude 37 Bodies Corporate
FS59	Catherine Farmer
FS61	John Andrew Burns and Anita Theresia Arlov
FS62	Deborah Cox

FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS66	Donald William Huse
FS67	Michael John Graham Goodger
FS70	Robert Arrowsmith
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
FS90	Matt Heale
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
FS101	Astrid Modrow
FS102	Francis Ryan Close Neighbourhood Group
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

FS117	Nicholas Lau
FS118	Body Corporate 517681
FS119	Victoria Lowe and Phillip Lowe
FS120	Waipu Trust
FS121	College Hill Investments Ltd.
FS123	Upland Realty Ltd
FS125	692D Limited
FS127	Aptus Holdings Ltd
FS129	Bosnyak Investments Ltd.
FS130	Misa Properties Partnership
FS132	David Southcombe Trust
FS134	Orams Group Limited
FS135	Cameron Loader
FS138	Eden Epsom Residential Protection Society Incorporated
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS149	Hillpark Residents Association
FS151	Seaview Road Residents Group
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS159	Rutherford Rede Limited
FS161	Domain Gardens Development Limited
FS163	Centuria Funds Management NZ Limited
FS164	Parnell East Community Group
FS166	Century Group Limited
FS167	Fay Cobden-Grainge
FS169	CH Ventures Ltd
FS170	Elizabeth Barrowman
FS171	BA Trustees Ltd
FS172	John Winston Bell
FS175	Kheng Kai Chew
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
FS189	Precinct Properties New Zealand Limited
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
FS213	David John Barber
FS215	Hannah Frances Wilkinson
FS216	Kylie K Shaw
FS217	MD Family Trust
FS223	Helen Clark
FS224	Winstone Wallboards Limited
FS225	Gerard Robert Murphy
FS226	Oceania Healthcare Limited
FS227	Janet Margaret Charman
FS232	Anna Ellis
FS236	McConnell Developments Limited
FS237	28 Bertram Limited
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS245	Avondale Jockey Club Incorporated
FS248	Elizabeth N Brown
FS250	Citylife Investments Eight Ltd
FS251	Diana Coleman
FS252	Eke Panuku Development Auckland

FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, Peter Sargisson and Hannah Sargisson
FS257	David Gilbert
FS259	Henderson Enterprises Limited
FS262	Heritage Landscapes
FS263	Herne Bay Residents Association Inc.
FS264	Jamie Hutchens
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS273	Samson Corporation Limited and Sterling Nominees Limited
FS274	Sanford Limited
FS277	Steven and Shirley Wang
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS280	Stephanie Radcliffe
FS281	Kāinga Ora – Homes and Communities
FS284	Ockham Group Limited
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
FS291	Colleen Brown
FS295	William Reginald Barnes
FS297	Foy & Halse
FS298	Woodside Trust
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS313	Dilworth Trust Board
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
FS330	Aktive
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS340	Foodstuffs North Island Limited
FS341	Christopher Robert Smale
FS342	Tram Lease Limited
FS348	Summerset Villages (Parnell) Limited
FS351	Drive Holdings Limited
FS352	Next Gen Places Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS373	JL Trust
FS375	JL Trust
FS376	JL Trust
FS377	JL Trust
FS378	Milford 110 Limited
FS379	Mission Bay Kohimarama Residents Association Incorporated
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
FS398	Citizens Against The Housing Act
FS400	Avril Franceine Cowie
FS402	Graham Dick
FS403	Oliver Downs

FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS412	Ruth Hargreaves
FS414	Herald Island Residents and Ratepayers Association
FS415	Howick Ratepayers and Residents Association [HRRA].
FS417	Jervois Properties Limited
FS419	Marian Kohler and Graham Kohler
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS427	St Heliers and Glendowie Residents Association
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
FS442	South Epsom Planning Group (Inc)
FS445	Ashcroft Homes Auckland Limited
FS447	Joseph Allan
FS456	Tom Birdsall
FS458	Barry Brown
FS460	Fabric Property Limited
FS461	Fabric Property Limited
FS462	Industre Property Tahiti Limited
FS463	Investore Property Limited
FS469	Masfen Group
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS471	HHWW Limited
FS472	North Eastern Investments Limited
FS475	Porter Group Limited
FS476	Stride Property Limited
FS478	Yang Yang
FS480	Niall McLaren Robertson

FS481	Frank Grgec
FS483	Shundi Tamaki Village Limited
FS487	John Gordon Hunt
FS488	HDW Enterprises Limited
FS489	Neil Group
FS490	Southside Group
FS492	Paul Willetts and Laurence Nash
FS493	Stratis Body Corporate
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
FS511	Angelique Ward
FS515	Jessica Ward
FS523	Sue McElroy
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace
FS532	John Francis Mather

The National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 015A Low Density Residential Zone

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.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 015A Low Density Residential Zone		
<i>This hearing topic relates to the provisions of the proposed Residential – Low Density Residential zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A Introduction</i>	<i>A1 Introduction</i>	<i>Table A1.4.8.1 Qualifying matters in zones, overlays and Auckland-wide provisions</i>
<i>Chapter H Zones</i>	<i>H3A Residential – Low Density Residential Zone</i>	<i>All zone provisions</i>
<i>Chapter J Definitions</i>	<i>J1 Definitions</i>	<i>Definitions:</i> <ul style="list-style-type: none"> • <i>MDRS</i> • <i>Landscaped area</i> • <i>Relevant residential zone</i> • <i>Servicing area</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 002 – MDRS Response</i>		<i>All topics</i>
<i>Topic 008 – Urban Environment</i>		<i>All topics</i>
<i>Topic 009 – QMs A-I</i>		<i>All topics</i>
<i>Topic 010 – QMs (Other)</i>		<i>All topics</i>

<i>Topic 011 – QMs (Special Character)</i>	<i>All topics</i>
<i>Topic 012 – QMs (Infrastructure)</i>	<i>All topics</i>
<i>Topic 013 – QMs (Additional)</i>	<i>All topics</i>
<i>Topic 014 – Height</i>	<i>Topic 014L – Special Character – Residential transitions – Height next to SCAR</i>
<i>Topic 015 – Residential zones</i>	<i>Topic 015F – Residential (general)</i>
<i>Topic 018 - Subdivision</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	56
Total number of primary submission points	376
Total number of primary submitters who wish to be heard	50
Total number of further submitters	192
Total number of further submission points	11624
Total number of further submitters who wish to be heard	176

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the councils coding framework.

Table 2.2: Topic coding

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

Low Density Residential Zone provisions	H3A Objectives and policies Low Density Residential Zone
	H3A Activity Table Low Density Residential Zone
	H3A Standards Low Density Residential Zone
	H3A Assessment Low Density Residential Zone

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsaki.co.nz webpage for documents
Mediation 1 attendance sheet		
Mediation 2 attendance sheet		
Mediation Joint Statement 1		
Expert Witnesses Joint Statement		
Hearing evidence		Refer to this link

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	
Summary of matters agreed	

Summary of matters outstanding	
Other matters	

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 015A Low Density Residential Zone	
This topic will be heard by a full panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
697	Andrew & Kristin Brown
736	Elizabeth Bourke
738	Ritz van Hall
781	Brand Qu
812	Iain McManus
830	Ockham Group Ltd
837	Fire and Emergency New Zealand
870	Auckland International Airport Limited ("Auckland Airport")
871	Property Council New Zealand
873	Kāinga Ora
937	Devonport Heritage Inc.
939	Auckland Council
940	Transpower New Zealand Limited:
947	Retirement Villages Association of New Zealand Incorporated (RVA)
951	Eden Epsom Residential Protection Society Incorporated
1080	Fletcher Residential Limited
1083	Board of Airline Representatives New Zealand Inc
1199	Expansive Ltd
1267	Chris Murphy
1273	Robin Shao
1351	CHL (Carriss Holdings Limited)
1379	Cushla and Cameron Wallace
1416	David James Watton
1467	Oratia Foothills Ltd
1625	Dominic Leigh
1703	Graeme Skeates
1722	Sentinel Planning Ltd
1739	10x10 Architecture Limited
1751	Kaaren Rosser
1815	Isaac Putt Emma Hoyle
1865	Nicola Spencer
1876	Sweet New Zealand Partnership Limited
1878	Tripp Andrews Surveyors Limited
1887	CH Ventures Ltd
1910	Frances Loo
1950	Herne Bay Residents' Association Incorporated
1951	Marian Kohler
1962	Aedifice Property Group
1978	Carolina Patricia Boyle
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2021	Character Coalition Incorporated
2049	Waka Kotahi
2063	Body Corporate 555404 (Cohaus)
2136	Mary Helen Boag
2169	KTW Systems LP
2189	Milenko Boric
2194	Zac Norris
2206	Radio New Zealand Limited (RNZ)

Sub #	Submitter Name
2271	Planning Initiatives Ltd
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2297	Squirrel Trust
2305	Keith Vernon
2347	EPS Consulting Group Ltd
2397	Patrick John Reddington and Letitia Maude Reddington
1085	The Tree Council (from additional topic allocation)

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
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
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox

Further Sub #	Further Submitter
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
FS142	Independent Māori Statutory Board
FS143	Patrick Richard Forrester
FS151	Seaview Road Residents Group
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
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
FS178	Devonport Heritage Inc
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS185	Charles H Levin
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS217	MD Family Trust
FS225	Gerard Robert Murphy
FS226	Oceania Healthcare Limited
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS250	Citylife Investments Eight Ltd

Further Sub #	Further Submitter
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
FS268	New Zealand Defence Force
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
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS296	Character Coalition Incorporated
FS305	Garry Downs
FS306	Fi Groves
FS307	Board of Airline Representatives of New Zealand Inc
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
FS344	EnviroNZ Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare Limited

Further Sub #	Further Submitter
FS379	Mission Bay Kohimarama Residents Association Incorporated
FS388	Pam Shearer
FS389	Southern Cross Healthcare Limited
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
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
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS427	St Heliers and Glendowie Residents Association
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
FS442	South Epsom Planning Group (Inc)
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS462	Industre Property Tahiti 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
FS501	Falls Road LP
FS503	Erica Hellier
FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
FS508	Eden Park Neighbours' Assoc. Inc
FS511	Angelique Ward
FS515	Jessica Ward
FS524	69 Roberta Avenue Limited

Further Sub #	Further Submitter
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace
FS532	John Francis Mather

The National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 015B Single House Zone

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



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 015B Single House Zone		
<i>This hearing topic relates to the provisions of the Residential – Single House zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H3 Residential – Single House Zone</i>	<i>H3.1 Zone description H3.6.5 Offices within the Centre Fringe Office Control as identified on the planning maps</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 002 – MDRS Response</i>		<i>All topics</i>
<i>Topic 007 – Outside Urban Environment</i>		<i>All topics</i>
<i>Topic 008 – Urban Environment</i>		<i>All topics</i>
<i>Topic 015 – Residential zones</i>		<i>Topic 015F – Residential zones (general)</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	6
---	---

Total number of primary submission points	9
Total number of primary submitters who wish to be heard	6
Total number of further submitters	102
Total number of further submission points	102
Total number of further submitters who wish to be heard	98

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the councils coding framework.

Table 2.2: Topic coding

Topic	Subtopic
Single House Zone provisions	H3 Single House Zone Provisions

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

Topic or subtopic	
Parties to the agreement	

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 015B Single House Zone	
This topic will be heard by a full panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
388	Peter Pan
830	Ockham Group Ltd
1199	Expanse Ltd
1471	Bell Family Trust and Hoare and Co
2273	Aaron Grey
1085	The Tree Council (from additional topic allocation)

Further Sub #	Submitter name
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS135	Cameron Loader
FS139	Oscar Fransman

Further Sub #	Submitter name
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
FS271	Thomas Purkis
FS272	Trevor Purkis
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS388	Pam Shearer
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
FS472	North Eastern Investments Limited
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS526	Lydia Hewitt

Further Sub #	Submitter name
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather
FS94	Remuera Heritage Inc (from additional topic allocation)

The National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 015C Mixed Housing Suburban Zone

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

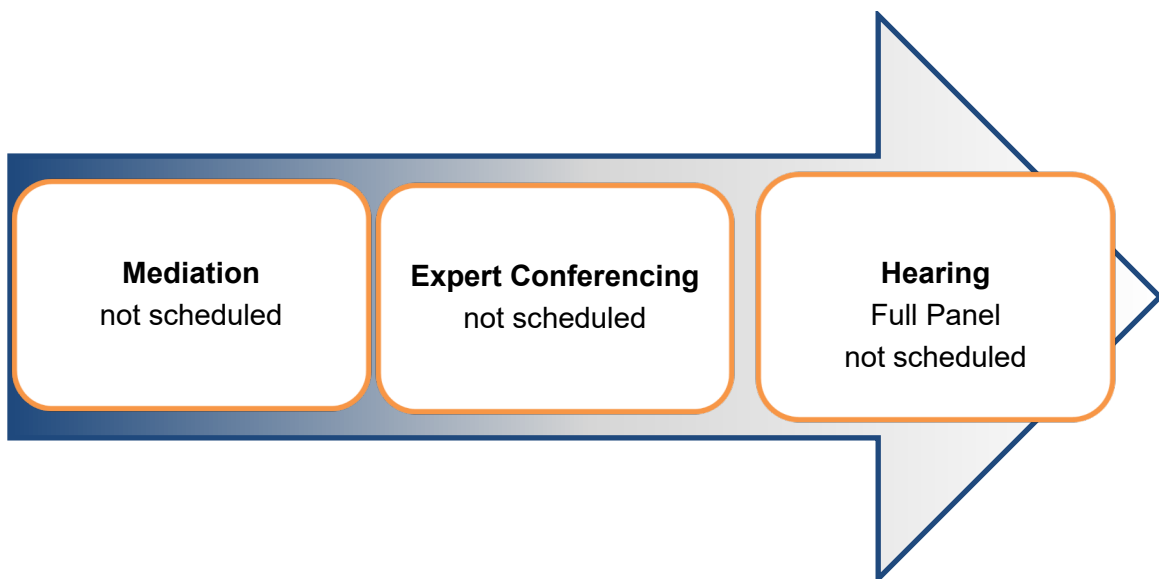


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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 015C Mixed Housing Suburban Zone		
<i>This hearing topic relates to the provisions of the Residential – Mixed Housing Suburban zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H4 Residential – Mixed Housing Suburban Zone</i>	<i>H4.1 Zone description Policy H4.3(9)(d)</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 002 – MDRS Response</i>		<i>All topic</i>
<i>Topic 007 – Outside Urban Environment</i>		<i>All topic</i>
<i>Topic 008 – Urban Environment</i>		<i>All topic</i>
<i>Topic 015 – Residential zones</i>		<i>Topic 15F – Residential zones (general)</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	9
---	---

Total number of primary submission points	13
Total number of primary submitters who wish to be heard	9
Total number of further submitters	103
Total number of further submission points	503
Total number of further submitters who wish to be heard	99

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the councils coding framework.

Table 2.2: Topic coding

Topic	Subtopic
Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

Not applicable

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 015C Mixed Housing Suburban Zone	
This topic will be heard by a full panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
830	Ockham Group Ltd
839	Russell Property Group
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1199	Expanse Ltd
1543	Winton Land Limited
1585	Gibbonsco Management Limited
2273	Aaron Grey
2303	Templeton Group
1085	The Tree Council (from additional topic allocation)

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

Further Sub #	Further Submitter
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
FS286	William Peake
FS287	Ivan Tottle
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FS309	Carolyn Reid
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FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS388	Pam Shearer
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
FS472	North Eastern Investments Limited
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury

Further Sub #	Further Submitter
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather
FS94	Remuera Heritage Inc (from additional topic allocation)

The National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 015D Mixed Housing Urban Zone

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.



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3.2 Independent expert evidence	5
4 Summary of pre-hearing event outcomes	6
4.1 Expert conferencing outcomes	6
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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 015D Mixed Housing Urban Zone		
<i>This hearing topic relates to the provisions of the Residential – Mixed Housing Urban zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H5 Residential – Mixed Housing Urban Zone</i>	<i>All zone provisions</i>
<i>Chapter J Definitions</i>	<i>Chapter J1 Definitions</i>	<i>Definitions:</i> <ul style="list-style-type: none"> • <i>Canopy tree</i> • <i>MDRS</i> • <i>Deep soil area</i> • <i>Landscaped area</i> • <i>Relevant residential zone</i> • <i>Servicing area</i> • <i>Urban heat island</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter M Appendices</i>	<i>Appendix 17 Documents incorporated by reference</i>	<i>Multi-Unit Development Waste Space Calculator</i> <i>Waste Management and Minimisation Bylaw 2019</i>
Related topic provisions		
<i>Topic 002 – MDRS Response</i>		<i>All topics</i>
<i>Topic 003 – PC 80 Well Functioning Urban Environment</i>		<i>All topics</i>
<i>Topic 004 – PC 80 Climate Change Resilience</i>		<i>All topics</i>
<i>Topic 005 – PC 80 RPS Qualifying Matters</i>		<i>All topics</i>

<i>Topic 006 – PC 80 RPS Other Matters</i>	<i>All topics</i>
<i>Topic 008 – Urban Environment</i>	<i>All topics</i>
<i>Topic 009 – QMs A-I</i>	<i>All topics</i>
<i>Topic 010 – QMs (Other)</i>	<i>All topics</i>
<i>Topic 011 – QMs (Special Character)</i>	<i>All topics</i>
<i>Topic 012 – QMs (Infrastructure)</i>	<i>All topics</i>
<i>Topic 013 – QMs (Additional)</i>	<i>All topics</i>
<i>Topic 014 – Height</i>	<i>014G Residential Height – Policy Principles</i> <i>014H Residential Height – Strategic approach</i> <i>014I – Residential Height – Technical Elements</i> <i>014K – Special Character – Residential transitions – Height next to SCAR</i>
<i>Topic 015 – Residential zones</i>	<i>Topic 15E – Terrace Housing and Apartment Buildings Zone</i> <i>Topic 015F – Residential zones (general)</i>
<i>Topic 018 – Subdivision</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	133
Total number of primary submission points	2540
Total number of primary submitters who wish to be heard	115
Total number of further submitters	223
Total number of further submission points	108989
Total number of further submitters who wish to be heard	203

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the councils coding framework.

Table 2.2: Topic coding

Topic	Subtopic
Mixed Housing Urban Zone Provisions	H5 Objectives and Policies MHU Zone
	H5 Activity Table MHU Zone
	H5 Standards MHU Zone
	H5 Assessment MHU Zone

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	
Date evidence requested:	

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 015D Mixed Housing Urban Zone	
This topic will be heard by a full panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
88	Keren Alleyne
317	Svetlana Korsukova
338	Scott Macarthur
365	Craig Fowler
389	Stephen Curham
665	Bosnyak Investment Limited
711	Jessica de Heij
764	Valerie June Opera
800	Sarah McEntee
802	Maree van de Water
812	Iain McManus
830	Ockham Group Ltd
833	Waterchild Ltd
837	Fire and Emergency New Zealand
839	Russell Property Group
841	Villages of New Zealand Limited
843	Leon van de Water
873	Kāinga Ora
892	Ministry of Education Te Tāhuhu o Te Mātauranga
901	Metlifecare Limited
917	Winstone Wallboards Limited
937	Devonport Heritage Inc.
938	New Zealand Housing Foundation
939	Auckland Council
940	Transpower New Zealand Limited:
943	Mariposa Ltd
944	Shildon Ltd
947	Retirement Villages Association of New Zealand Incorporated (RVA)
949	Piper Properties Consultants Limited
953	Rhett Grover
954	Grey Lynn Residents Association
981	Adonis Souloglou
985	Kheng Kai Chew
1020	Kelly Slater
1053	Hannah Thomson and Colin Thomson
1056	Oceania Healthcare Limited
1065	Jack Xiang
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1073	Fulton Hogan Land Development Limited
1074	Oyster Capital
1079	The Coalition for More Homes
1080	Fletcher Residential Limited
1086	Sonn Group
1100	Z Energy Limited
1141	James Fulton
1168	The Subdivision Company Limited
1199	Expanse Ltd

Sub #	Submitter Name
1206	Daniel Graham Maier-Gant
1216	New Avenues No. 8 LP
1237	Jennifer Anne Rowe
1259	Gillian Suzanne Hadfield
1270	Orewa Developments Ltd
1304	Janette Jiayi Yan and Mark
1319	Nafis Rashid
1359	Hugh Green Limited
1361	The Fuel Companies
1382	Grant and Linda Knox
1401	Angela Joy Goodwin
1444	Jinyu Zhou
1454	Inca Development Limited
1465	Maheeka Ariyapperuma
1470	Apec Equity Ltd
1472	Charles Hadfield
1481	Mt Hobson Group
1533	The Titus Group
1543	Winton Land Limited
1557	Clare Steel
1584	30 Hospital Road Limited Partnership
1585	Gibbonsco Management Limited
1610	Neville Fong
1678	Phillipa Budler
1679	Quintin Craig Budler
1681	Teresa Norris
1703	Graeme Skeates
1739	10x10 Architecture Limited
1745	Motu Design
1780	Excel Bloom Limited, Chun Sum Lam, Excel Billion Limited, Excel Wealth Limited, 285 Red Hill Limited, Fong's Investment Limited
1781	Build Rich Limited
1806	Chris Norris
1844	Gary Murvin Clarke
1862	Mingo Alexander Innes
1878	Tripp Andrews Surveyors Limited
1886	Angela Lin
1887	CH Ventures Ltd
1895	Damian Light
1926	Grey Power North Shore Inc
1930	Jed Robertson
1952	Future Sustainable Design Limited
1962	Aedifice Property Group
1981	Southpark
1983	Cassiny Limited
1984	The Surveying Company Ltd
1986	Rosemarke Investments Limited
1991	Tūpuna Maunga o Tāmaki Makaurau Authority

Sub #	Submitter Name
2024	Tania Fleur Mace
2025	Greater Auckland
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2049	Waka Kotahi
2083	Universal Homes
2128	Adam de Hamel and Amy de Hamel
2136	Mary Helen Boag
2140	Brett and Kate Russell
2145	Karim Rostami
2169	KTW Systems LP
2193	St Mary's Bay Association Incorporated
2201	Freemans Bay Residents Association Incorporated
2206	Radio New Zealand Limited (RNZ)
2238	Beachlands South Limited Partnership
2248	Stuart P.C. Ltd
2249	Jack van de Water
2258	Tom Purkis
2259	Holly Purkis
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2279	Ms Losaline Finekifolau
2280	Mr Mitchell Haywood
2281	Christopher Anthony Kitson
2289	Janet Grant
2293	Susan Elizabeth Keaney
2296	Joanna Louise Beresford
2297	Squirrel Trust
2298	Mr Richard Brabant
2303	Templeton Group
2305	Keith Vernon
2313	Gordon Griffin
2333	Brian David Drummond
2347	EPS Consulting Group Ltd
2380	Enviro Waste Service Ltd
870	Auckland International Airport Limited (from additional topic allocation)
1085	The Tree Council (from additional topic allocation)

Further Sub #	Further Submitter
FS06	Balmoral Residents Association Incorporated
FS10	Channel Terminal Services Limited
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS19	Kelly Slater
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS34	Hannah Thomson and Colin Thomson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS60	Jack Malpass
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS68	Errol Tongs
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn

FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS119	Victoria Lowe and Phillip Lowe
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS151	Seaview Road Residents Group
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
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
FS169	CH Ventures Ltd
FS171	BA Trustees Ltd
FS175	Kheng Kai Chew
FS177	John Colebrook
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS185	Charles H Levin
FS186	Sheila McCabe
FS187	Orewa Developments Ltd
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker

FS209	Tanya Newman
FS217	MD Family Trust
FS225	Gerard Robert Murphy
FS226	Oceania Healthcare Limited
FS238	Ministry of Education Te Tāhuhu o Te Mātauranga
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS246	Elizabeth Jane Barrett
FS247	Barrie Mackechnie Brown
FS250	Citylife Investments Eight Ltd
FS255	Hamish Firth
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and Jane Hughes, Judith Newhook, Peter Sargisson and Hannah Sargisson
FS260	Henla Limited
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS268	New Zealand Defence Force
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
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS288	Andrea Frances Duncan
FS296	Character Coalition Incorporated
FS299	Mariposa Ltd
FS305	Garry Downs
FS306	Fi Groves
FS307	Board of Airline Representatives of New Zealand Inc
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS310	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
FS340	Foodstuffs North Island Limited
FS344	EnviroNZ Limited
FS345	Wellsford Welding Club
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
FS373	Thomas John Kennedy
FS377	Metlifecare Limited
FS379	Mission Bay Kohimarama Residents Association Incorporated
FS384	Retirement Villages Association of New Zealand Incorporated
FS386	Ryman Healthcare Limited
FS388	Pam Shearer
FS389	Southern Cross Healthcare Limited
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
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
FS407	Sarah Gambitsis
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS419	Marian Kohler and Graham Kohler
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS423	Kate Morrissey
FS424	Motu Design Limited
FS425	Holly Purkis

FS395	Dawn Bertasius
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
FS441	Radio New Zealand
FS442	South Epsom Planning Group (Inc)
FS445	Ashcroft Homes Auckland Limited
FS451	Transpower New Zealand Limited
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS460	Fletcher Residential Limited
FS461	Hugh Green Limited
FS462	Industre Property Tahiti Limited
FS463	Investore Property Limited
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
FS476	Stride Property Limited
FS478	Yang Yang
FS480	Niall McLaren Robertson
FS487	John Gordon Hunt
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS505	Gregory John McKeown
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
FS511	Angelique Ward
FS515	Jessica Ward
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace
FS532	John Francis Mather

The National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 015E Terrace Housing and Apartment Buildings Zone

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.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 015E Terrace Housing and Apartment Buildings Zone		
<i>This hearing topic relates to the provisions of the Residential – Terrace Housing and Apartment Buildings zone.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H6 Residential – Terrace Housing and Apartment Buildings Zone</i>	<i>All zone provisions</i>
<i>Chapter J Definitions</i>	<i>Chapter J1 Definitions</i>	<i>Definitions:</i> <ul style="list-style-type: none"> • <i>Canopy tree</i> • <i>MDRS</i> • <i>Deep soil area</i> • <i>Landscaped area</i> • <i>Relevant residential zone</i> • <i>Servicing area</i> • <i>Urban heat island</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Chapter M Appendices</i>	<i>Appendix 17 Documents incorporated by reference.</i>	<i>Multi-Unit Development Waste Space Calculator</i> <i>Waste Management and Minimisation Bylaw 2019</i>
Related topic provisions		
<i>Topic 002 – MDRS Response</i>		<i>All topics</i>
<i>Topic 003 – PC 80 Well Functioning Urban Environment</i>		<i>All topics</i>
<i>Topic 004 – PC 80 Climate Change Resilience</i>		<i>All topics</i>

<i>Topic 005 – PC 80 RPS Qualifying Matters</i>	<i>All topics</i>
<i>Topic 006 – PC 80 RPS Other matters</i>	<i>All topics</i>
<i>Topic 008 – Urban Environment</i>	<i>All topics</i>
<i>Topic 009 – QMs A-I</i>	<i>All topics</i>
<i>Topic 010 – QMs (Other)</i>	<i>All topics</i>
<i>Topic 011 – QMs (Special Character)</i>	<i>All topics</i>
<i>Topic 012 – QMs (Infrastructure)</i>	<i>All topics</i>
<i>Topic 013 – QMs (Additional)</i>	<i>All topics</i>
<i>Topic 014 – Height</i>	<p><i>Topic 014D – City Centre Walkable Catchment Intensification response</i></p> <p><i>Topic 014F – Metropolitan Centre Walkable Catchment Intensification response</i></p> <p><i>Topic 014G Residential Height – Policy Principles</i></p> <p><i>Topic 014H Residential Height – Strategic approach</i></p> <p><i>Topic 014I – Residential Height – Technical Elements</i></p> <p><i>Topic 014J – RTN WC Intensification Response</i></p> <p><i>Topic 014K – Special Character – Residential transitions – Height next to SCAR</i></p>
<i>Topic 015 – Residential zones</i>	<p><i>Topic 15D – Mixed Housing Urban Zone</i></p> <p><i>Topic 015F – Residential zones (general)</i></p>

<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 018 – Subdivision</i>	<i>All topics</i>
<i>Topic 019 – Centres 3(d) response</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	211
Total number of primary submission points	1772
Total number of primary submitters who wish to be heard	129
Total number of further submitters	206
Total number of further submission points	91848
Total number of further submitters who wish to be heard	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 councils coding framework.

Table 2.2: Topic coding

Topic	Subtopic
Terrace Housing and Apartment Buildings Zone	H6 Objectives and Policies THAB zone
	H6 Activity Table THAB zone
	H6 Standards THAB zone

	H6 Assessment THAB zone
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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

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
		<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

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 015E Terrace Housing and Apartment Buildings Zone	
This topic will be heard by a full panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
85	Shelby McKendry
120	Suzanne Gudgeon
206	Avenit Kumar
311	Michael Thorpe
330	Allana Robinson
338	Scott Macarthur
339	Michael Damian Wagg
340	Dr Catherine Elizabeth Stone
348	Richard Rolfe
364	Cindy Yip
374	Andrew Body
377	Jacqueline Ryan
389	Stephen Curham
424	Jane Pepper
426	Pamela Willi
428	Gerard Robert Murphy
429	Mary Constance Kelly
432	Sean Spratt
433	Andrew Bennetts
441	Keith Morris
446	Liam Taylor
447	Lola Taylor
448	Kathryn Wilson
449	Stella Taylor
477	Craig McCormick
502	Andrew Kent Robertson
517	Min Lee
551	Nigel Staples
594	Gilles Demaneuf
625	Andre Joseph Babich
653	Rachel and Anil Sharma
654	Alan John Clark et al
656	Deborah Lynnette Simpson
661	Mark Dowling
678	Hamish Brett Dockery
711	Jessica de Heij
763	Liz Adams
766	Douglas Kenneth Stockwell
792	Ida Dowling
808	Lindsay Foster
812	Iain McManus
813	Gaynor Steel
830	Ockham Group Ltd
837	Fire and Emergency New Zealand
839	Russell Property Group
841	Villages of New Zealand Limited
844	Roderick (Rod) Maitland Marler
854	Fiona Helen Driver
863	Paul Ronald Gregory

871	Property Council New Zealand
873	Kāinga Ora
892	Ministry of Education Te Tāhuhu o Te Mātauranga
897	Catholic Diocese of Auckland
901	Metlifecare Limited
918	Brendan Drury
923	David King
938	New Zealand Housing Foundation
939	Auckland Council
940	Transpower New Zealand Limited:
947	Retirement Villages Association of New Zealand Incorporated (RVA)
949	Piper Properties Consultants Limited
954	Grey Lynn Residents Association
974	Sandra Jill Stockwell
983	Daniel Robert
985	Kheng Kai Chew
1055	Domain Gardens Development Limited
1056	Oceania Healthcare Limited
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1073	Fulton Hogan Land Development Limited
1074	Oyster Capital
1079	The Coalition for More Homes
1080	Fletcher Residential Limited
1086	Sonn Group
1093	Philip Eaton
1100	Z Energy Limited
1109	Rachel Duncan
1145	PATRICK JOHN FLANNERY
1167	Mary Elizabeth O'Malley
1173	Vaughan Peters
1188	Wayne Patrick Donnelly
1199	Expanse Ltd
1206	Daniel Graham Maier-Gant
1218	Sally Barron
1262	Sarah Kember
1293	Simon Gerard Vodanovich
1296	Timothy Bert Ross Dixon
1300	Mr Kieran and Mrs Kirsten Jones
1304	Janette Jiayi Yan and Mark
1306	John Compton
1319	Nafis Rashid
1340	Linda Christian
1351	CHL (Carriss Holdings Limited)
1359	Hugh Green Limited
1361	The Fuel Companies
1385	Paula Wilkinson
1401	Angela Joy Goodwin
1409	Chris Cardwell

1412	Clinton Edwards
1435	Jenny Granville
1466	Marc Barron
1481	Mt Hobson Group
1489	Milford 110 Limited
1509	Andrew and Sheridan Harnos
1510	Charlotte Adams-Drury
1533	The Titus Group
1543	Winton Land Limited
1550	Trevor Lund
1584	30 Hospital Road Limited Partnership
1585	Gibbonsco Management Limited
1594	Mary Peters
1595	Kate Acland McHardy
1597	Gabriela King
1601	D. Gene Dillman
1602	Mark Stuart van Kaathoven
1617	Kathleen Jane Clarke
1637	Morgan McConnell
1649	Louisa McKnight
1667	Kimberly C Sumner
1675	Lawrie Knight
1693	3 Park Avenue Ltd and Michael Knight
1707	Julie Thompson
1710	Roger Purdy
1739	10x10 Architecture Limited
1741	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet and Graig Healtley
1745	Motu Design
1760	Karen McConnell
1776	Arkcon Limited
1784	John Arnot Williamson McConnell
1812	Emerald Group Limited
1813	Henry Temple and Paris Mitchell Temple
1814	Ian Peter Cassidy
1827	Yvonne Sandra Sutton
1850	James Hu
1862	Mingo Alexander Innes
1878	Tripp Andrews Surveyors Limited
1886	Angela Lin
1891	Bradley Litt
1894	Clifton Edwards
1895	Damian Light
1930	Jed Robertson
1961	Oscar Sims
1962	Aedifice Property Group
1985	Craig Dwerryhouse
1987	Andrew Denee
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2019	Darryl Edward Gregory

2024	Tania Fleur Mace
2025	Greater Auckland
2026	Neil MacLennan
2031	Paul Gregory Gunn
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2049	Waka Kotahi
2051	Harry Hornabrook
2053	Wayne Russell
2055	Brett Carter Family Trust
2071	Matthew Ian Lowe
2072	Glenn White
2073	Emma Stephanie Gregory
2074	Philip Johnson
2075	Sophia Hornabrook
2083	Universal Homes
2084	Urban Auckland
2140	Brett and Kate Russell
2170	Michael Robinson
2182	Buchanan Family Trust
2184	Alison Wheatley-Mahon
2199	Anna Lundon
2200	Mark Hornabrook
2206	Radio New Zealand Limited (RNZ)
2223	Dr John Hancock
2227	Warwick Mahon
2235	Alison Maree Leversha
2236	Lydia Hewitt
2237	Max Osborne
2238	Beachlands South Limited Partnership
2239	Bronwyn Gunn
2248	Stuart P.C. Ltd
2250	Bronwyn Trevenen
2267	Kerry Gunn
2272	CivilPlan Consultants Limited
2273	Aaron Grey
2274	Andrew Alexander Douglas
2275	Richard Hanson
2276	Peter Bierton
2277	Kristina Bierton
2279	Ms Losaline Finekifolau
2280	Mr Mitchell Haywood
2281	Christopher Anthony Kitson
2282	George Liao
2283	Mamie-Rose Macdonald
2285	Glenda Mamie Macdonald
2288	Isabella Stevenson
2290	Ruby Denee

2292	Sheila Johnson
2294	Lynne Diane Butler
2296	Joanna Louise Beresford
2303	Templeton Group
2304	David Duncan
2305	Keith Vernon
2313	Gordon Griffin
2322	Andrew Nixon
2339	Peter Buchanan and Aroha Buchanan
2347	EPS Consulting Group Ltd
2367	Christopher James Scott
2380	Enviro Waste Service Ltd
2381	Dave Fermah
870	Auckland International Airport Limited (from additional topic allocation)
1085	The Tree Council (from additional topic allocation)

Further Sub #	Further Submitter
FS10	Channel Terminal Services Limited
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS35	Arcadia Ventures GP Limited
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison

FS102	Francis Ryan Close Neighbourhood Group
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS119	Victoria Lowe and Phillip Lowe
FS127	Aptus Holdings Ltd
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS162	The Subdivision Company Ltd
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS172	John Winston Bell
FS175	Kheng Kai Chew
FS177	John Colebrook
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS185	Charles H Levin
FS186	Sheila McCabe
FS188	Bill Patterson, Ken Wickenden and Richard Wilburn
FS192	Heather Webster
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
FS211	Andrew Mark Robilliard
FS225	Gerard Robert Murphy
FS226	Oceania Healthcare Limited
FS229	Richard Bruce Somerville-Ryan
FS238	Ministry of Education Te Tāhuhu o Te Mātauranga

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
FS275	Charissa Snijders
FS276	David John Stringer
FS277	Steven and Shirley Wang
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS280	Stephanie Radcliffe
FS281	Kāinga Ora – Homes and Communities
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
FS315	Margaret Bilsland
FS318	David Alison
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS340	Foodstuffs North Island Limited
FS344	EnviroNZ 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
FS373	Thomas John Kennedy
FS377	Metlifecare Limited
FS378	Milford 110 Limited
FS379	Mission Bay Kohimarama Residents Association Incorporated
FS384	Retirement Villages Association of New Zealand Incorporated
FS386	Ryman Healthcare Limited
FS388	Pam Shearer
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
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FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
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
FS441	Radio New Zealand
FS445	Ashcroft Homes Auckland Limited
FS451	Transpower New Zealand Limited
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
FS460	Fletcher Residential Limited
FS461	Hugh Green Limited
FS462	Industre Property Tahiti Limited
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
FS474	Alastair Porter
FS478	Yang Yang
FS480	Niall McLaren Robertson
FS487	John Gordon Hunt
FS489	Neil Group

FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
FS511	Angelique Ward
FS515	Jessica Ward
FS519	Marco Lupp
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
FS268	New Zealand Defence Force (from additional topic allocation)

The National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 015F Residential zones (general)

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.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 015F Residential zones (general)		
<i>This hearing topic relates to proposals on the provisions of multiple and/or all residential zones.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A Introduction</i>	<i>A1 Introduction</i>	<i>Table A1.4.8.1 Qualifying matters in zones, overlays and Auckland-wide provisions</i>
<i>Chapter H Zones</i>	<i>H3 Residential – Single House Zone</i>	<i>All zone provisions</i>
	<i>H3A Residential – Low Density Residential Zone</i>	<i>All zone provisions</i>
	<i>H4 Residential – Mixed Housing Suburban Zone</i>	<i>All zone provisions</i>
	<i>H5 Residential – Mixed Housing Urban Zone</i>	<i>All zone provisions</i>
	<i>H6 Residential – Terrace Housing and Apartment Buildings Zone</i>	
<i>Chapter J Definitions</i>	<i>J1 Definitions</i>	<i>Definitions:</i> <ul style="list-style-type: none"> • <i>Canopy tree</i> • <i>MDRS</i> • <i>Deep soil area</i> • <i>Landscaped area</i> • <i>Relevant residential zone</i> • <i>Servicing area</i>

<p><i>GIS Map viewer and all land included as part of the IPI</i></p>		<ul style="list-style-type: none"> • <i>Urban heat island</i>
<p>Proposed Auckland Unitary Plan Provisions Non IPI</p>		
<p><i>Chapter M Appendices</i></p>	<p><i>Appendix 17 Documents incorporated by reference</i></p>	<p><i>Multi-Unit Development Waste Space Calculator Waste Management and Minimisation Bylaw 2019</i></p>
<p>Related topic provisions</p>		
<p><i>Topic 002 – MDRS Response</i></p>	<p><i>All topics</i></p>	
<p><i>Topic 008 – Urban Environment</i></p>	<p><i>All topics</i></p>	
<p><i>Topic 007 – Outside Urban Environment</i></p>	<p><i>All topics</i></p>	
<p><i>Topic 009 – QMs A-I</i></p>	<p><i>All topics</i></p>	
<p><i>Topic 010 – QMs (Other)</i></p>	<p><i>All topics</i></p>	
<p><i>Topic 011 – QMs (Special Character)</i></p>	<p><i>All topics</i></p>	
<p><i>Topic 012 – QMs (Infrastructure)</i></p>	<p><i>All topics</i></p>	
<p><i>Topic 013 – QMs (Additional)</i></p>	<p><i>All topics</i></p>	
<p><i>Topic 014 – Height</i></p>	<p><i>Topic 014D – City Centre Walkable Catchment Intensification response</i></p> <p><i>Topic 014F – Metropolitan Centre Walkable Catchment Intensification response</i></p> <p><i>Topic 014G Residential Height – Policy Principles</i></p> <p><i>Topic 014H Residential Height – Strategic approach</i></p>	

	<i>Topic 014I – Residential Height – Technical Elements</i>
	<i>Topic 014J – RTN WC Intensification Response</i>
	<i>Topic 014K – Special Character – Residential transitions – Height next to SCAR</i>
<i>Topic 015 – Residential zones</i>	<i>Topic 015A – Low Density Residential Zone</i>
	<i>Topic 15B – Single House Zone</i>
	<i>Topic 15C – Mixed Housing Suburban Zone</i>
	<i>Topic 15D – Mixed Housing Urban Zone</i>
	<i>Topic 15E – Terrace Housing and Apartment Buildings Zone</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 018 – Subdivision</i>	<i>All topics</i>
<i>Topic 019 – Centres 3(d) response</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	167
Total number of primary submission points	426

Total number of primary submitters who wish to be heard	106
Total number of further submitters	175
Total number of further submission points	4634
Total number of further submitters who wish to be heard	161

2.2. Submission coding topics and subtopics

The Panel has directed that this hearing topic will address the submission point grouping listed in the table below. The allocation of a submission point to a matter listed in the table below was determined by the councils coding framework.

Table 2.2: Topic coding

Topic	Subtopic
Residential Zones	Residential Zones (General or other)

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

Topic or subtopic	
Parties to the agreement	

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 015F Residential zones (general)	
This topic will be heard by a full panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
4	James Bruce Jacobi
6	Thomas Loo
18	Raewyn Catlow
33	Oliver Moss
34	Julia Neville
38	Jeffrey Robertson
47	Jessica Ward
48	Sue Watson
50	Lan Yang
56	Stephen John Carey
62	Arlene Dawn Hall
76	Paul Robinson
79	Drew Adams
98	Nigel Wells
105	Angelique Ward
108	Ruth Ann Jackson
118	Jane Dunningham
120	Suzanne Gudgeon
122	Jennifer Ho
131	Ronald Philip Tapply
145	Carolyn Nimmo
161	Bruce Michael O'Brien
207	Elaine Sawyer
216	Ben Warner
230	Nicola Jane Crozier
338	Scott Macarthur
351	iSolutions
358	Anthony John Doherty
378	Bradford Dibble
404	Simon Jeremy Kember
427	Alan Roy Watson
434	Patricia Austin
518	Rachel Walsham
552	Nigel Woodd
585	David Honey
601	Kevin Allen
602	Joan Barkwill
603	Kristin Edgeworth
611	Stacey Morse
619	John Weston
620	Kathy Weston
621	Lucy Smith
667	Evonne Geluk
668	Liadan Cotter
669	Lynette Brumby
679	Jane Chatterley
702	Cher Reynolds
724	Graham Pearce
736	Elizabeth Bourke

Sub #	Submitter Name
769	Stephen Jardine
802	Maree van de Water
811	Michael Lowe
830	Ockham Group Ltd
833	Waterchild Ltd
837	Fire and Emergency New Zealand
839	Russell Property Group
841	Villages of New Zealand Limited
843	Leon van de Water
870	Auckland International Airport Limited ("Auckland Airport")
871	Property Council New Zealand
888	Simon Ingram
889	Susan June Biddick
939	Auckland Council
949	Piper Properties Consultants Limited
953	Rhett Grover
954	Grey Lynn Residents Association
976	Judith Gayleen Mackereth
981	Adonis Souloglou
985	Kheng Kai Chew
1014	Murray Giblin
1033	Christopher Connolly and Michelle Russell
1053	Hannah Thomson and Colin Thomson
1055	Domain Gardens Development Limited
1062	Pinewoods Motor Park Ltd
1079	The Coalition for More Homes
1083	Board of Airline Representatives New Zealand Inc
1086	Sonn Group
1141	James Fulton
1205	Charissa Snijders
1207	Eunice Loloa
1209	Kelly Vize
1223	Emma Dixon
1230	Melia Development Ltd
1238	Salt Projects Ltd
1240	TG Investment Trustee Ltd
1247	Jennifer Edith Chamberlain
1257	Nicola G
1267	Chris Murphy
1273	Robin Shao
1286	Christopher George Fraser
1290	Carole Lesley Fraser
1343	St Heliers & Glendowie Residents Association
1355	Julie Darroch
1359	Hugh Green Limited
1382	Grant and Linda Knox
1386	Elizabeth Rae Westbrooke and Paul Andre Nichols-Marcy
1401	Angela Joy Goodwin
1430	Hanno Willers

Sub #	Submitter Name
1433	Hinepawhero Afeaki
1460	Lika DeVito
1543	Winton Land Limited
1549	Fuyala Family Trust
1557	Clare Steel
1567	Michelle Johnson
1584	30 Hospital Road Limited Partnership
1585	Gibbonsco Management Limited
1621	Maureen Forrester
1632	Paul Robert Shortland
1639	Sarah Sturge
1675	Lawrie Knight
1678	Phillipa Budler
1679	Quintin Craig Budler
1681	Teresa Norris
1693	3 Park Avenue Ltd and Michael Knight
1722	Sentinel Planning Ltd
1727	Susan Frances Ward
1729	Scott M Winton
1736	Henry Patrick James Ibbertson
1739	10x10 Architecture Limited
1741	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet and Graig Healtley
1745	Motu Design
1751	Kaaren Rosser
1761	C and V Family Trust and the Ruthmarie Trust
1764	John Murray Hill
1774	KMB Construction Ltd
1776	Arkcon Limited
1791	26 Aroha Apartments
1806	Chris Norris
1810	Bridget Gleeson
1814	Ian Peter Cassidy
1823	Parnell Heritage Inc
1834	Cameron Fleming
1845	Geoff Hamp
1877	Trevor Weaver
1893	South Epsom Planning Group
1905	Ngati Tamaoho Te Tai Ao Unit
1932	Jessica Wiseman
1962	Aedifice Property Group
1964	Stephen Jones Architects
1967	Jennifer Andrew
1989	One Mahurangi Business Association
1998	Loraine Dorothy Walsh
2050	New Zealand Police
2069	KiwiRail
2084	Urban Auckland
2128	Adam de Hamel and Amy de Hamel

Sub #	Submitter Name
2187	Matthew Brajkovich
2215	Rebecca Macky
2248	Stuart P.C. Ltd
2249	Jack van de Water
2252	Kevin Donald McLean
2268	Adair Robyn Potter
2269	Ms Amy Margaret Parlane and Mr Leslie James Parlane
2272	CivilPlan Consultants Limited
2280	Mr Mitchell Haywood
2296	Joanna Louise Beresford
2297	Squirrel Trust
2298	Mr Richard Brabant
2303	Templeton Group
2362	Shane Pratt
2363	Wu Yong
2367	Christopher James Scott
2380	Enviro Waste Service Ltd
2391	Robyn Floyd
2392	Ngāti Te Ata Waiohua
1085	The Tree Council (from additional topic allocation)
1245	Geoffrey John Beresford (from additional topic allocation)

Further Sub #	Further Submitter
FS06	Balmoral Residents Association Incorporated
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS34	Hannah Thomson and Colin Thomson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS52	Carole Lesley Fraser
FS53	Christopher George Fraser
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
FS89	Glen Frost
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn

Further Sub #	Further Submitter
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
FS126	Wendy Johnston and Douglas Johnston
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS162	The Subdivision Company Ltd
FS164	Parnell East Community Group
FS169	CH Ventures Ltd
FS171	BA Trustees Ltd
FS175	Kheng Kai Chew
FS177	John Colebrook
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS187	Orewa Developments Ltd
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS250	Citylife Investments Eight Ltd
FS251	Diana Coleman
FS253	Bill Endean and Christine Endean
FS261	Herald Island Environmental Group
FS263	Herne Bay Residents Association Inc.

Further Sub #	Further Submitter
FS266	Judith Gayleen Mackereth
FS268	New Zealand Defence Force
FS269	Parnell Community Committee
FS271	Thomas Purkis
FS272	Trevor Purkis
FS275	Charissa Snijders
FS277	Steven and Shirley Wang
FS278	Apec Equity Limited
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
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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	Sildon Ltd
FS313	Dilworth Trust Board
FS315	Margaret Bilsland
FS318	David Alison
FS340	Foodstuffs North Island Limited
FS342	Tram Lease Limited
FS344	EnviroNZ Limited
FS347	Scentre (New Zealand) Limited
FS348	Summerset Villages (Parnell) Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS362	125-139 West Coast Road Limited
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS373	Thomas John Kennedy
FS376	Matvin Limited
FS383	Ports of Auckland Limited
FS384	Retirement Villages Association of New Zealand Incorporated
FS386	Ryman Healthcare Limited
FS388	Pam Shearer
FS394	Aedifice Property Group
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
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Further Sub #	Further Submitter
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FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS454	1 Manui Limited
FS456	Tom Birdsall
FS457	Pinewoods Motor Park Ltd
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
FS507	Arthur Murray
FS511	Angelique Ward
FS515	Jessica Ward
FS524	69 Roberta Avenue Limited
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 016A City Centre Zone

Draft Parties and Issues Report
Updated on 16th 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.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 016A City Centre Zone		
<i>This hearing topic relates to the provisions of the Business – City Centre Zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H8 Business – City Centre Zone</i>	<i>All provisions</i>
<i>Chapter M Appendices</i>	<i>Appendix 11 Business – City centre sunlight admissions into public places</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 010 – Qualifying matters (Other)</i>		<i>Topic 010A – Appropriateness of Qualifying Matters (other)</i> <i>Topic 010B – Auckland Museum Viewshaft (D19)</i> <i>Topic 010F – City Centre Character Buildings</i> <i>Topic 010G – City Centre Built Form Controls</i>
<i>Topic 014 – Height</i>		<i>Topic 014A – Business Height – Policy Principles</i> <i>Topic 014B – Business Height – Strategic Approach</i>

	<i>Topic 014C – Business Height – Technical Elements</i>
	<i>Topic 014D – City Centre WC Intensification response</i>
	<i>Topic 014K – Special Character – Business transitions height next to SCAB</i>
	<i>Topic 014L - Special Character – Residential transitions – height next to SCAR</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 019 – Centres 3(d) response</i>	<i>All topics</i>
<i>Topic 020 – Precincts</i>	<i>Topics 020A, B, C, D, E, F, G, H, and I [City centre precincts]</i>
<i>Topic 021 – Other Zones</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	50
Total number of primary submission points	407
Total number of primary submitters who wish to be heard	47
Total number of further submitters	201
Total number of further submission points	18373
Total number of further submitters who wish to be heard	187

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
Business Zones provisions	City Centre Zone – all other provisions
	City Centre Zone - height provisions
	City Centre Zone – intensity/floor area ration/bonus provisions
	City Centre Zone – methodology and principles
	City Centre Zone – tower dimension and setback provisions

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](#)

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsaki.co.nz webpage for documents
Expert Witnesses Attendance Day 1 & 2	23/05/2023	Topic 016A City Centre Zone JWS Attendance
Expert Witnesses Joint Statement Day 1	23/05/2023	Topic 016A City Centre Zone JWS – Day One
Expert Witnesses Joint Statement Day 2	24/05/2023	Topic 016A City Centre Zone JWS – Day Two
Hearing evidence		Refer to this link https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx for copies of evidence submitted prior to hearing. <i>Note - evidence may continue to be provided to the Hearings Panel after the preparation of this report.</i>

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

Matter on which independent evidence sought:	N/A
Date evidence requested:	N/A
Date evidence received:	N/A

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	
	<ul style="list-style-type: none"> • Whether qualifying matters are best addressed solely through overlays or through a combination of overlays, zone provisions, and precinct provisions. • The relationship between the requirement to enable as much development capacity as possible and the requirement to maximise the benefits of intensification. • Whether it is appropriate to include general building height limits in the City Centre Zone to implement NPS-UD Policy 3(a) where there are no qualifying matters present. • Whether it is appropriate to include standards which modify building heights and densities other than for qualifying matters in order to manage effects, or whether only qualifying matters can be used to modify building heights and densities in the CCZ. • Whether the reference to “human scale” should be retained in chapter H8 as notified. • Whether it is appropriate to retain standard H8.6.32. Outlook space as notified. • Whether it is appropriate to retain standard H8.6.30 Special amenity yards to avoid buildings locating in identified areas that would have a significant adverse effect on pedestrian and/or streetscape amenity? <ul style="list-style-type: none"> ○ Whether it is appropriate to retain the special amenity yards identified in Figures H8.6.30.1, H8.6.30.2., and H8.6.30.3. • Whether it is appropriate to retain standard H.8.6.31 Street sightlines as notified. • Whether it is appropriate to retain standard H8.6.3 Admission of sunlight to public places. • Whether it is appropriate to retain the additional public places and extent of sunlight admission (Figures 10-16) identified in “Appendix 11 Business – City Centre Zone sunlight admission into public places” as notified? • Whether it is appropriate to reinstate and amend the Floor Area Ratio (FAR) and Bonus FAR provisions (H8.6.10-H8.6.21) to provide for public benefits in the city centre

	<p>including the protection of historic heritage and special character buildings?</p> <ul style="list-style-type: none"> • Whether it is appropriate to retain standard H8.6.34 Through-site links. • Whether City Centre Character Buildings should be a s77(O)j qualifying matter. • Whether height restrictions in identified areas to protect heritage and special character outcomes should be retained as notified. • Whether it is appropriate to retain the special information requirement H8.10.1. Alterations and additions to buildings identified as historic heritage and special character as notified.
<p>Summary of matters agreed</p>	<ul style="list-style-type: none"> • That the reference to “human scale” should be retained in chapter H8 as notified, noting that experts had not reviewed each of the specific instances where the phrase is used in the chapter. • That further consideration of Special Amenity Yard H8.6.30.3. is required under s77O(f) as to whether it qualifies as open space, and if not, whether the criteria under s77O(j) and s77R of the RMA are met. • That figures 10-16 in Appendix 11 Business – City Centre Zone sunlight admission into public places should be subject to further modelling and assessment, (such as time, dates and spatial extent for sunlight admission protection), including assessment against s77O(j) and s77R to determine if they are appropriate to be retained and / or modified.
<p>Summary of matters outstanding</p>	<p>All other matters were outstanding</p>
<p>Other matters</p>	<p>Note: It was specifically identified in the second expert conferencing session on 24/05/2023 (item 3.6.) that experts had a “difference in interpretation as to whether building heights and density of urban form can be modified ‘to maximise benefits of intensification’ in NPS-UD Policy 3(a) separately from the application of Policy 4 qualifying matters.”</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

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 016A City Centre Zone	
This topic will be heard by a full panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
711	Jessica de Heij
801	Golden Bay Cement, a division of Fletcher Concrete & Infrastructure Ltd (GBC)
837	Fire and Emergency New Zealand
840	Auckland City Centre Residents Group
871	Property Council New Zealand
872	Heritage New Zealand Pouhere Taonga
873	Kāinga Ora
886	Nicholas James McKay
895	Ngāti Whātua Ōrākei Group
897	Catholic Diocese of Auckland
938	New Zealand Housing Foundation
939	Auckland Council
945	Ports of Auckland Limited ("POAL")
946	SKYCITY Auckland Limited ("SKYCITY")
947	Retirement Villages Association of New Zealand Incorporated (RVA)
1064	M and L Investments
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1067	Auckland University of Technology
1068	Precinct Properties New Zealand Limited
1079	The Coalition for More Homes
1088	Viaduct Harbour Holdings Limited
1089	The General Trust Board of the Diocese of Auckland
1100	Z Energy Limited
1196	National Mini Storage Ltd
1206	Daniel Graham Maier-Gant
1333	Edinburgh Trustees Limited
1361	The Fuel Companies
1543	Winton Land Limited
1585	Gibbonsco Management Limited
1656	777 Investments Limited
1782	Mansons TCLM
1886	Angela Lin
1961	Oscar Sims
1962	Aedifice Property Group
1975	Willis Bond and Company Limited
1980	University of Auckland
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2025	Greater Auckland
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2049	Waka Kotahi
2065	Fabric Property Limited
2083	Universal Homes
2084	Urban Auckland

Sub #	Submitter Name
2273	Aaron Grey
2291	The Parc Bodies Corporate Et al
2303	Templeton Group
2334	John Abel-Pattinson

Further Sub #	Further Submitter
FS09	Bledisloe Property Group Limited
FS10	Channel Terminal Services Limited
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
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
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
FS138	Eden Epsom Residential Protection Society Incorporated
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS153	Lawrie Knight
FS155	Donald James Lyon and Catherine Elizabeth Lyon and the Donald and Catherine Lyon Trust
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS162	The Subdivision Company Ltd
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS189	Precinct Properties New Zealand Limited
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
FS240	The University of Auckland
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson

FS243	SKYCITY Auckland Limited
FS252	Eke Panuku Development Auckland
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
FS274	Sanford Limited
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
FS281	Kāinga Ora – Homes and Communities
FS283	Heritage New Zealand Pouhere Taonga
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
FS354	The General Trust Board of the Diocese of Auckland
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
FS379	Mission Bay Kohimarama Residents Association Incorporated
FS383	Ports of Auckland Limited
FS388	Pam Shearer
FS393	Zanj Ltd
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS421	Tania Fleur Mace
FS424	Motu Design Limited
FS425	Holly Purkis
FS427	St Heliers and Glendowie Residents Association
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
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS459	Fabric Property Limited
FS462	Fabric Property Limited
FS463	Fabric Property Limited
FS464	Fabric Property Limited
FS465	Fabric Property Limited
FS466	Fabric Property Limited
FS467	Fabric Property Limited
FS468	Fabric Property Limited
FS469	Fabric Property Limited
FS470	Fabric Property Limited
FS471	Fabric Property Limited
FS472	Fabric Property Limited
FS473	Fabric Property Limited
FS478	Yang Yang
FS480	Niall McLaren Robertson
FS487	John Gordon Hunt
FS489	Neil Group
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
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 016B Metropolitan Centre Zone

Draft Parties and Issues Report Updated on 24 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.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 016B Metropolitan Centre Zone		
<i>This hearing topic relates to the provisions of the Business – Metropolitan Centre Zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H9 Business – Metropolitan Centre Zone</i>	<i>H9.1 Zone description</i> <i>Objective H9.2(3), (4), (9)</i> <i>Policy H9.3(12A), (13), (14), (15A)</i> <i>Standard H9.6.1 Building Height</i> <i>Standard H9.6.2 Height in relation to boundary</i> <i>Assessment criteria H9.8.2(6)</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 009 – Qualifying matters (A-I)</i>	<i>All topics</i>	
<i>Topic 010 – Qualifying matters (other)</i>	<i>Topic 010C Natural hazards (less significant)</i> <i>Topic 010H Local public views</i> <i>Topic 10I Ridgeline Protection</i>	
<i>Topic 011 – Qualifying matter (Special Character)</i>	<i>All topics</i>	

<i>Topic 014 – Height</i>	<i>Topic 014A – Business Height – Policy Principles</i> <i>Topic 014B – Business Height – Strategic Approach</i> <i>Topic 014C – Business Height – Technical Elements</i> <i>Topic 014F – Metropolitan Centre Walkable Catchment intensification response</i> <i>Topic 014I – Residential Height – Technical Elements</i> <i>Topic 014K - Special Character – Business transitions – height next to SCAB</i> <i>Topic 014L – Special Character – Residential transitions height next to SCAR</i>
<i>Topic 016 – Business zones</i>	<i>All topics</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 019 – Centres 3(d) response</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	11
Total number of primary submission points	30

Total number of primary submitters who wish to be heard	11
Total number of further submitters	121
Total number of further submission points	547
Total number of further submitters who wish to be heard	117

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
Business Zones provisions	Metropolitan Centre Zone - provisions

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

	Other matters
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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

Topic 016B Metropolitan Centre Zone	
This topic will be heard by a split panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
870	Auckland International Airport Limited ("Auckland Airport")
901	Metlifecare Limited
938	New Zealand Housing Foundation
939	Auckland Council
947	Retirement Villages Association of New Zealand Incorporated (RVA)
1083	Board of Airline Representatives New Zealand Inc
1487	Takapuna Residents Association
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2041	Neilston Homes
2083	Universal Homes
2226	Scentre (New Zealand) Limited ("Scentre")

Further Sub #	Further Submitter
FS12	Southpark
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS22	Oyster Management Limited
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman

Further Sub #	Further Submitter
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
FS171	BA Trustees Ltd
FS177	John Colebrook
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS226	Oceania Healthcare Limited
FS236	McConnell Developments Limited
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS281	Kāinga Ora – Homes and Communities
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS340	Foodstuffs North Island Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler

Further Sub #	Further Submitter
FS377	Metlifecare Limited
FS388	Pam Shearer
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
FS445	Ashcroft Homes Auckland Limited
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
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 016C Town Centre Zone

Draft Parties and Issues Report Updated on 24 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.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 016C Town Centre Zone		
<i>This hearing topic relates to the provisions of the Business – Town Centre Zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H10 Business – Town Centre Zone</i>	<i>H10.1 Zone description</i> <i>Objective H10.2(3), (4), (10)</i> <i>Policy H10.3(12A), (13), (14)</i> <i>Standard H10.6.1 Building Height</i> <i>Standard H10.6.2 Height in relation to boundary</i> <i>Assessment criteria H10.8.2(6)</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 009 – Qualifying matters (A-I)</i>	<i>All topics</i>	
<i>Topic 010 – Qualifying matters (other)</i>	<i>Topic 010C Natural hazards (less significant)</i> <i>Topic 010H Local public views</i> <i>Topic 10I Ridgeline Protection</i>	
<i>Topic 011 – Qualifying matter (Special Character)</i>	<i>All topics</i>	

<i>Topic 014 – Height</i>	<i>Topic 014A – Business Height – Policy Principles</i> <i>Topic 014B – Business Height – Strategic Approach</i> <i>Topic 014C – Business Height – Technical Elements</i> <i>Topic 014F – Metropolitan Centre Walkable Catchment intensification response</i> <i>Topic 014I – Residential Height – Technical Elements</i> <i>Topic 014K - Special Character – Residential transitions – height next to SCAB</i> <i>Topic 014L – Special Character – Business transitions height next to SCAR</i>
<i>Topic 016 – Business zones</i>	<i>All topics</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 019 – Centres 3(d) response</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	18
Total number of primary submission points	43

Total number of primary submitters who wish to be heard	18
Total number of further submitters	134
Total number of further submission points	1368
Total number of further submitters who wish to be heard	126

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
Business Zones provisions	Town Centre Zone - provisions

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 016C Town Centre Zone	
This topic will be heard by a split panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
812	Iain McManus
897	Catholic Diocese of Auckland
938	New Zealand Housing Foundation
939	Auckland Council
947	Retirement Villages Association of New Zealand Incorporated (RVA)
1079	The Coalition for More Homes
1093	Philip Eaton
1489	Milford 110 Limited
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2055	Brett Carter Family Trust
2083	Universal Homes
2188	Milford Centre Limited
2272	CivilPlan Consultants Limited
2273	Aaron Grey

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
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
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
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS162	The Subdivision Company Ltd
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS185	Charles H Levin
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS226	Oceania Healthcare Limited
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
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
FS290	Brett Carter
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS340	Foodstuffs North Island Limited
FS342	Tram Lease Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare Limited

FS378	Milford 110 Limited
FS388	Pam Shearer
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 [HRRRA].
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS431	Milford Centre Limited
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS472	North Eastern Investments Limited
FS475	Porter Group Limited
FS476	Stride Property Limited
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
FS511	Angelique Ward
FS515	Jessica Ward
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 016D Local Centre Zone

Draft Parties and Issues Report Updated on 24 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.



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4.4 Aligned pre-hearing outcomes from other topics	7
5 Hearing Session/s	7
Appendix 1: List of parties	7

1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 016D Local Centre Zone		
<i>This hearing topic relates to the provisions of the Business – Local Centre Zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H11 Business – Local Centre Zone</i>	<i>H11.1 Zone description</i> <i>Objective H11.2(3), (4), (9)</i> <i>Policy H11.3(12A), (13), (14)</i> <i>Standard H11.6.1 Building Height</i> <i>Standard H11.6.2 Height in relation to boundary</i> <i>Assessment criteria H11.8.2(8)</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 009 – Qualifying matters (A-I)</i>	<i>All topics</i>	
<i>Topic 010 – Qualifying matters (other)</i>	<i>Topic 010C Natural hazards (less significant)</i> <i>Topic 010H Local public views</i> <i>Topic 10I Ridgeline Protection</i>	
<i>Topic 011 – Qualifying matter (Special Character)</i>	<i>All topics</i>	

<i>Topic 014 – Height</i>	<i>Topic 014A – Business Height – Policy Principles</i> <i>Topic 014B – Business Height – Strategic Approach</i> <i>Topic 014C – Business Height – Technical Elements</i> <i>Topic 014F – Metropolitan Centre Walkable Catchment intensification response</i> <i>Topic 014I – Residential Height – Technical Elements</i> <i>Topic 014K - Special Character – Business transitions – height next to SCAB</i> <i>Topic 014L – Special Character – Residential transitions - height next to SCAR</i>
<i>Topic 016 – Business zones</i>	<i>All topics</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 019 – Centres 3(d) response</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	14
Total number of primary submission points	48

Total number of primary submitters who wish to be heard	14
Total number of further submitters	125
Total number of further submission points	1416
Total number of further submitters who wish to be heard	120

2.2. Submission coding topics and subtopics

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

Table 2.2: Topic coding

Topic	Subtopic
Business Zones provisions	Local Centre Zone - provisions

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 016D Local Centre Zone	
This topic will be heard by a split panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
812	Iain McManus
823	Jones Family Trust
870	Auckland International Airport Limited ("Auckland Airport")
938	New Zealand Housing Foundation
939	Auckland Council
947	Retirement Villages Association of New Zealand Incorporated (RVA)
1079	The Coalition for More Homes
1083	Board of Airline Representatives New Zealand Inc
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2083	Universal Homes

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
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS125	692D Limited

Further Sub #	Further Submitter
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS152	Toka Tū Ake EQC
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS162	The Subdivision Company Ltd
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
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
FS226	Oceania Healthcare Limited
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
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
FS340	Foodstuffs North Island Limited
FS342	Tram Lease Limited
FS351	Drive Holdings Limited
FS352	Next Gen Places Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch

Further Sub #	Further Submitter
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare Limited
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS409	Janet Grant
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS472	North Eastern Investments Limited
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
FS502	Scrumptious Fruit Trust
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 016E Neighbourhood Centre Zone

Draft Parties and Issues Report Updated on 24 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.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 016E Neighbourhood Centre Zone		
<i>This hearing topic relates to the provisions of the Business – Neighbourhood Centre Zone.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H12 Business – Neighbourhood Centre Zone</i>	<i>H12.1 Zone description</i> <i>Objective H12.2(3), (4), (8)</i> <i>Policy H12.3(12A), (13), (14)</i> <i>Standard H12.6.1 Building Height</i> <i>Standard H12.6.2 Height in relation to boundary</i> <i>Assessment criteria H12.8.2(7)</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 009 – Qualifying matters (A-I)</i>		<i>All topics</i>
<i>Topic 010 – Qualifying matters (other)</i>		<i>Topic 010C Natural hazards (less significant)</i> <i>Topic 010H Local public views</i> <i>Topic 10I Ridgeline Protection</i>
<i>Topic 011 – Qualifying matter (Special Character)</i>		<i>All topics</i>

<i>Topic 014 – Height</i>	<i>Topic 014A – Business Height – Policy Principles</i> <i>Topic 014B – Business Height – Strategic Approach</i> <i>Topic 014C – Business Height – Technical Elements</i> <i>Topic 014F – Metropolitan Centre Walkable Catchment intensification response</i> <i>Topic 014I – Residential Height – Technical Elements</i> <i>Topic 014K - Special Character – Business transitions – height next to SCAB</i> <i>Topic 014L – Special Character – Residential transitions height next to SCAR</i>
<i>Topic 016 – Business zones</i>	<i>All topics</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 019 – Centres 3(d) response</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	14
Total number of primary submission points	237

Total number of primary submitters who wish to be heard	14
Total number of further submitters	117
Total number of further submission points	593
Total number of further submitters who wish to be heard	111

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
Business Zones provisions	Neighbourhood Centre Zone - provisions

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 016E Neighbourhood Centre Zone	
This topic will be heard by a split panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
812	Iain McManus
832	MaryRose Spence
870	Auckland International Airport Limited ("Auckland Airport")
938	New Zealand Housing Foundation
939	Auckland Council
947	Retirement Villages Association of New Zealand Incorporated (RVA)
1083	Board of Airline Representatives New Zealand Inc
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2083	Universal Homes
2344	Anita Hojird

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

FS143	Patrick Richard Forrester
FS153	Lawrie Knight
FS156	Pieter Lionel Holl
FS157	3 Park Avenue Ltd and Michael Knight
FS158	Arkcon Ltd
FS160	Jeremy Adams
FS161	Domain Gardens Development Limited
FS162	The Subdivision Company Ltd
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS226	Oceania Healthcare Limited
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
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
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS377	Metlifecare Limited
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS409	Janet Grant

FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS472	North Eastern Investments Limited
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS507	Arthur Murray
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 016F Business – Mixed Use Zone

Draft Parties and Issues Report Updated on 24 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.



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 016F Business – Mixed Use Zone		
<i>This hearing topic relates to the provisions of the Business – Mixed Use Zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H13 Business – Mixed Use Zone</i>	<i>H13.1 Zone description</i> <i>Objective H13.2(3), (4), (10)</i> <i>Policy H13.3(12A), (13), (14)</i> <i>Standard H13.6.1 Building Height</i> <i>Standard H13.6.2 Height in relation to boundary</i> <i>Assessment criteria H13.8.2(7)</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 009 – Qualifying matters (A-I)</i>		<i>All topics</i>
<i>Topic 010 – Qualifying matters (other)</i>		<i>Topic 010C Natural hazards (less significant)</i> <i>Topic 010H Local public views</i> <i>Topic 10I Ridgeline Protection</i>
<i>Topic 011 – Qualifying matter (Special Character)</i>		<i>All topics</i>

<i>Topic 014 – Height</i>	<i>Topic 014A – Business Height – Policy Principles</i> <i>Topic 014B – Business Height – Strategic Approach</i> <i>Topic 014C – Business Height – Technical Elements</i> <i>Topic 014F – Metropolitan Centre Walkable Catchment intensification response</i> <i>Topic 014I – Residential Height – Technical Elements</i> <i>Topic 014K - Special Character – Business transitions – height next to SCAB</i> <i>Topic 014L – Special Character – Residential transitions height next to SCAR</i>
<i>Topic 016 – Business zones</i>	<i>All topics</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 019 – Centres 3(d) response</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	30
Total number of primary submission points	109

Total number of primary submitters who wish to be heard	30
Total number of further submitters	140
Total number of further submission points	6047
Total number of further submitters who wish to be heard	131

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
Business Zones provisions	Mixed Use zone - provisions

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 016F Business – Mixed Use Zone	
This topic will be heard by a split panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
703	Rutherford Rede Limited
812	Iain McManus
823	Jones Family Trust
839	Russell Property Group
841	Villages of New Zealand Limited
870	Auckland International Airport Limited ("Auckland Airport")
897	Catholic Diocese of Auckland
901	Metlifecare Limited
902	Oyster Management Limited
938	New Zealand Housing Foundation
939	Auckland Council
947	Retirement Villages Association of New Zealand Incorporated (RVA)
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1083	Board of Airline Representatives New Zealand Inc
1093	Philip Eaton
1441	Jeffrey Lane Fearon
1474	College Hill Investments Ltd
1486	Matthew Prasad
1509	Andrew and Sheridan Harmos
1543	Winton Land Limited
1585	Gibbonsco Management Limited
1586	Shundi Tamaki Village Limited
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2083	Universal Homes
2084	Urban Auckland
2303	Templeton Group

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
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
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

Further Sub #	Further Submitter
FS121	College Hill Investments Ltd.
FS129	Bosnyak Investments Ltd.
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
FS171	BA Trustees Ltd
FS177	John Colebrook
FS185	Charles H Levin
FS186	Sheila McCabe
FS188	Bill Patterson, Ken Wickenden and Richard Wilburn
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
FS226	Oceania Healthcare Limited
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
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
FS280	Stephanie Radcliffe
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid

Further Sub #	Further Submitter
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
FS377	Metlifecare Limited
FS379	Mission Bay Kohimarama Residents Association Incorporated
FS384	Retirement Villages Association of New Zealand Incorporated
FS386	Ryman Healthcare Limited
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 [HRRRA].
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS445	Ashcroft Homes Auckland Limited
FS456	Tom Birdsall
FS472	North Eastern Investments Limited
FS489	Neil Group
FS492	Paul Willetts and Laurence Nash
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 016G Business – General Business Zone

Draft Parties and Issues Report
Released on 6 March 2023

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



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 016G Business – General Business Zone		
<i>This hearing topic relates to the provisions of the Business – General Business Zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H14 Business – General Business Zone</i>	<i>H14.1 Zone description</i> <i>Objective H14.2(3), (4), (9)</i> <i>Policy H14.3(13), (14)</i> <i>Standard H14.6.1 Building Height</i> <i>Standard H14.6.2 Height in relation to boundary</i> <i>Assessment criteria H14.8.2(7)</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 009 – Qualifying matters (A-I)</i>	<i>All topics</i>	
<i>Topic 010 – Qualifying matters (other)</i>	<i>Topic 010C Natural hazards (less significant)</i> <i>Topic 010H Local public views</i> <i>Topic 10I Ridgeline Protection</i>	
<i>Topic 014 – Height</i>	<i>Topic 014A – Business Height – Policy Principles</i>	

	<i>Topic 014B – Business Height – Strategic Approach</i>
	<i>Topic 014C – Business Height – Technical Elements</i>
	<i>Topic 014F – Metropolitan Centre Walkable Catchment intensification response</i>
	<i>Topic 014I – Residential Height – Technical Elements</i>
	<i>Topic 014K - Special Character – Business transitions – height next to SCAB</i>
	<i>Topic 014L – Special Character – Residential transitions height next to SCAR</i>
<i>Topic 016 – Business zones</i>	<i>All topics</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 019 – Centres 3(d) response</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	2
Total number of primary submission points	3
Total number of primary submitters who wish to be heard	2

Total number of further submitters	Not applicable
Total number of further submission points	Not applicable
Total number of further submitters who wish to be heard	Not applicable

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
Business Zones provisions	General Business Zone

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

Not applicable

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 016G Business – General Business Zone	
This topic will be heard by a split panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
896	Ara Poutama Aotearoa the Department of Corrections
1991	Tūpuna Maunga o Tāmaki Makaurau Authority

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 016H Business Park Zone

Draft Parties and Issues Report
Released on 6 March 2023

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



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 016H Business Park Zone		
<i>This hearing topic relates to the provisions of the Business – Business Park Zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H15 Business – Business Park Zone</i>	<i>H15.1 Zone description</i> <i>Objective H15.2(3), (4), (9)</i> <i>Policy H15.3(12A), (13), (14)</i> <i>Standard H15.6.1 Building Height</i> <i>Standard H15.6.2 Height in relation to boundary</i> <i>Assessment criteria H15.8.2(4)</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>	<i>Not applicable</i>	<i>Not applicable</i>
Related topic provisions		
<i>Topic 009 – Qualifying matters (A-I)</i>	<i>All topics</i>	
<i>Topic 010 – Qualifying matter (Other)</i>	<i>Topic 010C Natural hazards (less significant)</i> <i>Topic 010H Local public views</i> <i>Topic 10I Ridgeline Protection</i>	
<i>Topic 014 – Height</i>	<i>Topic 014A – Business Height – Policy Principles</i>	

	<p><i>Topic 014B – Business Height – Strategic Approach</i></p> <p><i>Topic 014C – Business Height – Technical Elements</i></p> <p><i>Topic 014F – Metropolitan Centre Walkable Catchment intensification response</i></p> <p><i>Topic 014I – Residential Height – Technical Elements</i></p> <p><i>Topic 014K - Special Character – Business transitions – height next to SCAB</i></p> <p><i>Topic 014L – Special Character – Residential transitions height next to SCAR</i></p>
<i>Topic 016 – Business zones</i>	<i>All topics</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 019 – Centres 3(d) response</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	2
Total number of primary submission points	5
Total number of primary submitters who wish to be heard	2

Total number of further submitters	2
Total number of further submission points	6
Total number of further submitters who wish to be heard	2

2.2. Submission coding topics and subtopics

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

Table 2.2: Topic coding

Topic	Subtopic
Business Zones provisions	Business Park Zone

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

Not applicable

2.3.2 Direction for Auckland Council

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

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 016H Business Park Zone	
This topic will be heard by a split panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
902	Oyster Management Limited
1991	Tūpuna Maunga o Tāmaki Makaurau Authority

Further Sub #	Further Submitter
FS410	Grey Lynn Residents Association
FS421	Tania Fleur Mace

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 016I Heavy Industry Zone

Draft Parties and Issues Report
Updated on 24 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.



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

1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 016I Heavy Industry Zone		
<i>This hearing topic relates to the provisions of the Business – Heavy Industry Zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H16 Business – Heavy Industry Zone</i>	<i>H16.1 Zone description</i> <i>Objective H16.2(5)</i> <i>Policy H16.3(5)</i> <i>Standard H16.6.1 Building Height</i> <i>Assessment criteria H16.8.2(3)</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 009 – Qualifying matters (A-I)</i>	<i>All topics</i>	
<i>Topic 010 – Qualifying matter (Other)</i>	<i>Topic 010C Natural hazards (less significant)</i> <i>Topic 010H Local public views</i> <i>Topic 10I Ridgeline Protection</i>	
<i>Topic 014 – Height</i>	<i>Topic 014A – Business Height – Policy Principles</i> <i>Topic 014B – Business Height – Strategic Approach</i>	

	<p><i>Topic 014C – Business Height – Technical Elements</i></p> <p><i>Topic 014F – Metropolitan Centre Walkable Catchment intensification response</i></p> <p><i>Topic 014I – Residential Height – Technical Elements</i></p> <p><i>Topic 014K - Special Character – Business transitions – height next to SCAB</i></p> <p><i>Topic 014L – Special Character – Residential transitions height next to SCAR</i></p>
<i>Topic 016 – Business zones</i>	<i>All topics</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	5
Total number of primary submission points	7
Total number of primary submitters who wish to be heard	5
Total number of further submitters	103
Total number of further submission points	204

Total number of further submitters who wish to be heard	99
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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
Business Zones provisions	Heavy Industry Zone

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

Not applicable

2.3.2 Direction for Auckland Council

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

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Hearing evidence		Refer to this link

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

Other matters	Not applicable
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4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 016I Heavy Industry Zone	
This topic will be heard by a split panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
1075	Goodman Nominee (NZ) Limited
1359	Hugh Green Limited
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2272	CivilPlan Consultants Limited
2273	Aaron Grey

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
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS107	Wyborn Capital Limited
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS135	Cameron Loader

Further Sub #	Further Submitter
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
FS271	Thomas Purkis
FS272	Trevor Purkis
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS388	Pam Shearer
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
FS441	Radio New Zealand
FS456	Tom Birdsall
FS472	North Eastern Investments Limited
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier

Further Sub #	Further Submitter
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 016J Light Industry Zone

Draft Parties and Issues Report
Updated on 24 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



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 016J Light Industry Zone		
<i>This hearing topic relates to the provisions of the Business – Light Industry Zone</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H17 Business – Light Industry Zone</i>	<i>H17.1 Zone description</i> <i>Objective H17.2(5)</i> <i>Policy H17.3(5A)</i> <i>Standard H17.6.1 Building Height</i> <i>Assessment criteria H17.8.2(4)</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>		<i>Not applicable</i>
Related topic provisions		
<i>Topic 009 – Qualifying matters (A-I)</i>		<i>All topics</i>
<i>Topic 010 – Qualifying matter (Other)</i>		<i>Topic 010C Natural hazards (less significant)</i> <i>Topic 010H Local public views</i> <i>Topic 10I Ridgeline Protection</i>
<i>Topic 011 – Qualifying matter (Special character)</i>		<i>All topics</i>
<i>Topic 014 – Height</i>		<i>Topic 014A – Business Height – Policy Principles</i>

	<i>Topic 014B – Business Height – Strategic Approach</i>
	<i>Topic 014C – Business Height – Technical Elements</i>
	<i>Topic 014F – Metropolitan Centre Walkable Catchment intensification response</i>
	<i>Topic 014I – Residential Height – Technical Elements</i>
	<i>Topic 014K - Special Character – Business transitions/ height next to SCAB</i>
	<i>Topic 014L – Special Character – Residential transitions/ height next to SCAR</i>
<i>Topic 016 – Business zones</i>	<i>All topics</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	5
Total number of primary submission points	6
Total number of primary submitters who wish to be heard	5
Total number of further submitters	104

Total number of further submission points	204
Total number of further submitters who wish to be heard	100

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
Business Zones provisions	Light Industry Zone

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

Not applicable

2.3.2 Direction for Auckland Council

Not applicable

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	Not applicable
Summary of matters agreed	Not applicable

Summary of matters outstanding	Not applicable
Other matters	Not applicable

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage.*

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 016J Light Industry Zone	
This topic will be heard by a split panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
896	Ara Poutama Aotearoa the Department of Corrections
1075	Goodman Nominee (NZ) Limited
1359	Hugh Green Limited
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
2273	Aaron Grey

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
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FS45	Gaynor Steel
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FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
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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
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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
FS107	Wyborn Capital Limited
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS135	Cameron Loader

Further Sub #	Further Submitter
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FS143	Patrick Richard Forrester
FS156	Pieter Lionel Holl
FS177	John Colebrook
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FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
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FS388	Pam Shearer
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
FS441	Radio New Zealand
FS456	Tom Birdsall
FS462	Industre Property Tahiti Limited
FS472	North Eastern Investments Limited
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier

Further Sub #	Further Submitter
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 016K Business zones (general or other)

Draft Parties and Issues Report
Updated on 24 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



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1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 016K Business zones (general or other)		
<i>This hearing topic relates to strategic proposals relevant to multiple and/or all business zones.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter H Zones</i>	<i>H8 Business – City Centre Zone</i>	<i>All provisions</i>
	<i>H9 Business – Metropolitan Centre Zone</i>	<i>H9.1 Zone description Objective H9.2(3), (4), (9) Policy H9.3(12A), (13), (14), (15A) Standard H9.6.1 Building Height Standard H9.6.2 Height in relation to boundary Assessment criteria H9.8.2(6)</i>
	<i>H10 Business – Town Centre Zone</i>	<i>H10.1 Zone description Objective H10.2(3), (4), (10) Policy H10.3(12A), (13), (14) Standard H10.6.1 Building Height Standard H10.6.2 Height in relation to boundary Assessment criteria H10.8.2(6)</i>
	<i>H11 Business – Local Centre Zone</i>	<i>H11.1 Zone description Objective H11.2(3), (4), (9) Policy H11.3(12A), (13), (14) Standard H11.6.1 Building Height Standard H11.6.2 Height in relation to boundary Assessment criteria H11.8.2(8)</i>
	<i>H12 Business – Neighbourhood Centre Zone</i>	<i>H12.1 Zone description Objective H12.2(3), (4), (8) Policy H12.3(12A), (13), (14) Standard H12.6.1 Building Height</i>

		<p><i>Standard H12.6.2 Height in relation to boundary</i> <i>Assessment criteria H12.8.2(7)</i></p>
	<p><i>H13 Business – Mixed Use Zone</i></p>	<p><i>H13.1 Zone description</i> <i>Objective H13.2(3), (4), (10)</i> <i>Policy H13.3(12A), (13), (14)</i> <i>Standard H13.6.1 Building Height</i> <i>Standard H13.6.2 Height in relation to boundary</i> <i>Assessment criteria H13.8.2(7)</i></p>
	<p><i>H14 Business – General Business Zone</i></p>	<p><i>H14.1 Zone description</i> <i>Objective H14.2(3), (4), (9)</i> <i>Policy H14.3(13), (14)</i> <i>Standard H14.6.1 Building Height</i> <i>Standard H14.6.2 Height in relation to boundary</i> <i>Assessment criteria H14.8.2(7)</i></p>
	<p><i>H15 Business – Business Park Zone</i></p>	<p><i>H15.1 Zone description</i> <i>Objective H15.2(3), (4), (9)</i> <i>Policy H15.3(12A), (13), (14)</i> <i>Standard H15.6.1 Building Height</i> <i>Standard H15.6.2 Height in relation to boundary</i> <i>Assessment criteria H15.8.2(4)</i></p>
	<p><i>H16 Business – Heavy Industry Zone</i></p>	<p><i>H16.1 Zone description</i> <i>Objective H16.2(5)</i> <i>Policy H16.3(5)</i> <i>Standard H16.6.1 Building Height</i> <i>Assessment criteria H16.8.2(3)</i></p>
	<p><i>H17 Business – Light Industry Zone</i></p>	<p><i>H17.1 Zone description</i> <i>Objective H17.2(5)</i> <i>Policy H17.3(5A)</i> <i>Standard H17.6.1 Building Height</i> <i>Assessment criteria H17.8.2(4)</i></p>

<i>Chapter M Appendices</i>	<i>Appendix 11 Business – City centre sunlight admissions into public places</i>	
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Not applicable</i>	<i>Not applicable</i>	
Related topic provisions		
<i>Topic 008 – Urban Environment</i>	<i>All topics</i>	
<i>Topic 009 – Qualifying matters (A-I)</i>	<i>All topics</i>	
<i>Topic 010 – Qualifying matters (Other)</i>	<i>Topic 010A – Appropriateness of Qualifying Matters (other)</i>	
	<i>Topic 010B – Auckland Museum Viewshaft (D19)</i>	
	<i>Topic 010F – City Centre Character Buildings</i>	
	<i>Topic 010G – City Centre Built Form Controls</i>	
<i>Topic 011 – Qualifying matters (Special Character)</i>	<i>All topics</i>	
<i>Topic 014 – Height</i>	<i>Topic 014A – Business Height – Policy Principles</i>	
	<i>Topic 014B – Business Height – Strategic Approach</i>	
	<i>Topic 014C – Business Height – Technical Elements</i>	
	<i>Topic 014D – City Centre WC Intensification response</i>	

	<i>Topic 014F – Metropolitan Centre Walkable Catchment intensification response</i>
	<i>Topic 014I – Residential Height – Technical Elements</i>
	<i>Topic 014K – Special Character – Business transitions / height next to SCAR</i>
	<i>Topic 014L - Special Character – Business transitions / height next to SCAB</i>
<i>Topic 016 – Business zones</i>	<i>All topics</i>
<i>Topic 017 – Walkable Catchments</i>	<i>All topics</i>
<i>Topic 019 – Centres 3(d) response</i>	<i>All topics</i>
<i>Topic 020 – Precincts</i>	<i>Topics 020A, B, C, D, E, F, G, H, and I [City centre precincts]</i>
<i>Topic 021 – Other zones</i>	<i>All topics</i>
<i>Topic 023 – 040 Plan Change 79 Transport</i>	<i>All topics</i>

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	12
Total number of primary submission points	17
Total number of primary submitters who wish to be heard	11
Total number of further submitters	133

Total number of further submission points	609
Total number of further submitters who wish to be heard	127

2.2. Submission coding topics and subtopics

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

Table 2.2: Topic coding

Topic	Subtopic
Business Zones provisions	Business Zones (General or other)
	General

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

Not applicable

2.3.2 Direction for Auckland Council

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

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

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

3.2 Independent expert evidence

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

Table 3.2: Independent expert advice

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

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

Matters raised	Not applicable
Summary of matters agreed	Not applicable

Summary of matters outstanding	Not applicable
Other matters	Not applicable

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *Not 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 016K Business zones (General and other matters)	
This topic will be heard by a split panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
871	Property Council New Zealand
947	Retirement Villages Association of New Zealand Incorporated (RVA)
1055	Domain Gardens Development Limited
1079	The Coalition for More Homes
1359	Hugh Green Limited
1814	Ian Peter Cassidy
1823	Parnell Heritage Inc
1967	Jennifer Andrew
2039	Industre Property Tahī Limited
2069	KiwiRail
2084	Urban Auckland
2392	Ngāti Te Ata Waiohua

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
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

Further Sub #	Further Submitter
FS114	Barbara Joan Chapman
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS225	Gerard Robert Murphy
FS226	Oceania Healthcare Limited
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS269	Parnell Community Committee
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
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS313	Dilworth Trust Board
FS340	Foodstuffs North Island Limited
FS342	Tram Lease Limited
FS344	EnviroNZ Limited
FS347	Scentre (New Zealand) Limited

Further Sub #	Further Submitter
FS348	Summerset Villages (Parnell) Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS362	125-139 West Coast Road Limited
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare Limited
FS383	Ports of Auckland Limited
FS384	Retirement Villages Association of New Zealand Incorporated
FS386	Ryman Healthcare Limited
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS397	Patrick Howard Castle
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
FS454	1 Manui Limited
FS456	Tom Birdsall
FS463	Investore Property Limited
FS476	Stride Property Limited
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
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS532	John Francis Mather