

Parties and Issues Reports

Volume 7

Updated 21 June 2023

Plan Change 78

Topic 021 – Other Zones

Topic 022

Schedules and Appendices

Plan Change 79

Topics 023 – 040

Plan Change 78

Topic 046

Outside of the Plan Change Area

Contents:

Topic	Page Number
021 Other Zones – updated 9 May 2023	3
022 Schedules and Appearances – updated 20 March 2023	19
023-040 Plan Change 79 – updated 14 June 2023	32
046 Outside of Plan Change Area – updated 24 March 2023	48

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 021 Other Zones

Draft Parties and Issues Report
Updated on 9 May 2023



Table of Contents

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

1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 021 Other Zones		
<p><i>This hearing topic relates to the following zones:</i></p> <p><i>H7 Open Space Zones</i></p> <p><i>H22 Strategic Transport Zone</i></p> <p><i>H25 Special Purpose – Healthcare Facility and Hospital Zone</i></p> <p><i>H27 Special Purpose – Māori Purpose Zone</i></p> <p><i>H29 Special Purpose – School Zone</i></p> <p><i>H30 Special Purpose – Tertiary Education Zone</i></p> <p><i>PC 78 proposes that heights in the H7 and H22 zones be kept as per operative due to being QMs. Height in the special purpose zones H27, H29 and H30 have been raised to 21m where inside a WC. There was no change to the H25 Zone but there was a submission from the Retirement Villages Association of New Zealand Incorporated (sub 947) on this zone requesting changes. Submitter 951 Eden Epsom Residential Protection Soc Inc seeks retention of the H25 Zone as notified. Southern Cross Healthcare have made a further submission in opposition to Eden Epsom.</i></p>		
Proposed Auckland Unitary Plan Provisions IPI		
<p><i>H7 Open Space Zones</i></p> <p><i>H22 Strategic Transport Zone</i></p> <p><i>H25 Special Purpose – Healthcare Facility and Hospital Zone</i></p> <p><i>H27 Special Purpose – Māori Purpose Zone</i></p> <p><i>H29 Special Purpose – School Zone</i></p> <p><i>H30 Special Purpose – Tertiary Education Zone</i></p> <p><i>Chapter A</i></p>	<p><i>The Open Space Zone has been identified as a qualifying matter in accordance with section 770(f) of the RMA.</i></p> <p><i>The Strategic Transport Corridor Zone has been identified as a qualifying matter in accordance with section 770(e) of the RMA.</i></p>	<p><i>H7.11.1. Building height</i></p> <p><i>Table H22.4.1 Activity table Rules A9 and A11</i></p> <p><i>H22.6.2. Height in relation to boundary</i></p> <p><i>Table H25.6.1.1: Building heights</i></p> <p><i>H29.6.2. Building height</i></p> <p><i>Table H30.6.1.1 Building height</i></p> <p><i>Table A1.4.8.1 Qualifying matters in zones, overlays,</i></p>

<i>Chapter C</i>		and Auckland-wide provisions C1.6A Overlay and precinct rules
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Related topic provisions		
<i>Topic 009 QM (A-I)</i>	<i>QMs as they relate to Open Space and the Strategic Transport Corridor Zone.</i>	
<i>Topic 010 QM (Other)</i>		
<i>Topic 011 QM (SCAR)</i>	<i>Standard H7.11.1. Building height is tagged as a QM. (Open Space Zone)</i>	
<i>Topic 012 QM (Infrastructure)</i>	<i>Rules H22.4.1 (A9) and (A11) and standard H22.6.2. are tagged as QMs (STCZ height provisions)</i>	
<i>Topic 013 QM (Additional)</i>	<i>The amended height provisions in the 'other zones' raise the height to 21m inside walkable catchments as required by NPS UD Policy 3 except where a QM applies.</i>	
<i>Topic 014 Height</i>		
<i>Topic 017 WCs</i>	<i>Therefore, the QM, WC and Height topics are relevant.</i>	

2. Submissions received and proposed hearing pathway

2.1. Parties to this topic

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

Table 2.1: Parties to the topic

Total number of primary submitters	16
Total number of primary submission points	26
Total number of primary submitters who wish to be heard	10
Total number of further submitters	146

Total number of further submission points	960
Total number of further submitters who wish to be heard	137

An erratum to join submitter 951 (Eden Epsom Residential Protection Soc Inc) was notified by the council late and Southern Cross Healthcare have made a further submission against this primary submission. These two additional submitters are counted into the above table.

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
021 Other Zones	<i>021A H7 Open Space Zones</i>
	<i>021B H22 Strategic Transport Zone</i>
	<i>021C H25 Special Purpose – Healthcare Facility and Hospital Zone</i>
	<i>021D H27 Special Purpose – Māori Purpose Zone</i>
	<i>021E H21 Special Purpose – School Zone</i>
	<i>021F H30 Special Purpose – Tertiary Education Zone</i>

2.3 Panel Directions

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

[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.

Subtopic 021D H27 Special Purpose – Māori Purpose Zone is the only part of this topic going through ADR.

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
<u>Subtopic 021D H27 Special Purpose – Māori Purpose Zone</u>		
<p>There are two primary submitters to this subtopic: Submitter 873 Kāinga Ora (KO) and submitter 1084 Te Ākitai Waiohua Waka Taua Incorporated Society (Te Ākitai Waiohua).</p> <p>Te Ākitai Waiohua support the Special Purpose – Māori Purpose Zone as proposed in PC 78.</p> <p>KO seek to amend the development standards within the Māori Purpose Zone so that they enable development of a scale generally consistent with that of the medium density residential standards (MDRS).</p> <p>There are 139 further submitters. 133 oppose or oppose in part the submission of KO. 6 support or support in part the submission of KO.</p>		
Mediation 1 attendance sheet		
Mediation 2 attendance sheet		
Mediation Joint Statement 1		
Expert Witnesses Joint Statement		
Hearing evidence		Refer to this link <link to document folder on website with evidence for hearing topic> for copies of evidence submitted prior to hearing. <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
	xxx

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *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 021 Other Zones	
This topic will be heard by a Split Panel	
Date hearing commenced:	

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

Appendix 1: List of parties

Sub #	Submitter Name
668	Liadan Cotter
669	Lynette Brumby
873	Kāinga Ora
888	Simon Ingram
891	Thomas and Emily Barou
897	Catholic Diocese of Auckland
947	Retirement Villages Association of New Zealand Incorporated (RVA)
1084	Te Ākitai Waiohū Waka Taua Incorporated Society (Te Ākitai Waiohū)
1120	Victoria and Phillip Lowe
1189	Diocesan School for Girls
1359	Hugh Green Limited
1893	South Epsom Planning Group
2273	Aaron Grey
2362	Shane Pratt
2363	Wu Yong

Additional Errata Submitters

951 Eden Epsom Residential Protection Society Incorporated

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

FS120	Waipu Trust
FS132	David Southcombe Trust
FS135	Cameron Loader
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS181	Jenny Granville
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman

FS225	Gerard Robert Murphy
FS238	Ministry of Education Te Tāhuhu o Te Mātauranga
FS239	Michael David Brockway Rogers
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS256	Anne Bollard, Tony Eede and Carolyn Eede, Tony Garnier, Wayne Hughes and
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard,
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
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang

FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare Limited
FS388	Pam Shearer
FS389	Southern Cross Healthcare Limited
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRA].
FS421	Tania Fleur Mace
FS425	Holly Purkis

FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS456	Tom Birdsall
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS487	John Gordon Hunt
FS492	Paul Willetts and Laurence Nash
FS503	Erica Hellier
FS504	Brett Hellier
FS506	Charlotte Adams-Drury
FS524	69 Roberta Avenue Limited
FS525	Andrew Brown
FS526	Lydia Hewitt
FS529	Wayne E R Russell
FS530	Allan Tyler
FS531	Cushla & Cameron Wallace

Additional Errata further submitters to
951.21

FS389	Southern Cross Healthcare Limited
-------	-----------------------------------

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 022 Schedules and appendices

Draft Parties and Issues Report
Released on 20 March

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



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	4
2.1. Parties to this topic.....	4
2.2. Submission coding topics and subtopics	4
2.3 Panel Directions	5
2.3.1 Direction for all submitters	5
2.3.2 Direction for Auckland Council.....	5
3 Documents from the pre-hearing events	5
3.1 Topic pre-hearing documents.....	5
3.2 Independent expert evidence	6
4 Summary of pre-hearing event outcomes	6
4.1 Expert conferencing outcomes	6
4.2 Mediation outcomes	6
4.3 Agreements reached between parties outside of formal mediation or experts conference pathway	7
4.4 Aligned pre-hearing outcomes from other topics	7
5 Hearing Session/s	7
Appendix 1: List of parties	Error! Bookmark not defined.

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 022 Schedules and appendices		
<i>This topic relates to submissions concerning the content of schedules and appendices in the proposed Plan Change 78.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
<i>Chapter A Introduction</i>	<i>Chapter A Introduction</i>	<i>A1.4.6. A1.4.7. Table A1.4.8.1.</i>
<i>Chapter D Overlays</i>	<i>D13 Notable Trees Overlay</i>	<i>All provisions</i>
	<i>D14 Maunga Viewshafts and Height and Building Sensitive Areas Overlay</i>	<i>All provisions</i>
	<i>D18 Special Character Areas Overlay – Residential and Business</i>	<i>All provisions</i>
	<i>D21 Sites and Places of Significance to Mana Whenua Overlay</i>	<i>All provisions</i>
<i>Chapter H Zones</i>	<i>H8 Business – City Centre Zone</i>	<i>H8.6.3. H8.6.4.</i>
<i>Chapter L Schedules</i>	<i>Schedule 9 Maunga Viewshafts Schedule</i>	<i>Entire schedule</i>

	<i>Schedule 10 Notable Trees</i>	<i>Entire schedule</i>
	<i>Schedule 11 Local Public View Schedule</i>	<i>Entire schedule</i>
	<i>Schedule 12 Sites and Places of Significance to Mana Whenua Schedule</i>	<i>Entire schedule</i>
	<i>Schedule 15 Special Character Schedule, Statements and Maps</i>	<i>Entire schedule</i>
<i>Chapter M Appendices</i>	<i>Appendix 11 Business - City Centre Zone sunlight admission into public places</i>	<i>Entire appendix</i>
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>Plan Change 83</i>	<i>Schedule 10: Notable Tree Schedule</i>	<i>Entire schedule</i>
Related topic provisions		
<i>Topic 009 Plan Change 78 Qualifying matters (A – I)</i>	<i>Subtopic 009G Maunga Viewshafts</i> <i>009I Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga Qualifying Matter</i>	
<i>Topic 010 Plan Change 78 Qualifying matters (Other)</i>	<i>Subtopic 010D Notable Trees (D13)</i> <i>Subtopic 010H Local Public Views (D16)</i>	

<i>Topic 011 Plan Change 78 Qualifying matters (Special Character)</i>	<i>All provisions</i>
<i>Topic 016 Business Zones</i>	<i>Subtopic 016A City Centre</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	19
Total number of primary submitters who wish to be heard	12
Total number of further submitters	129
Total number of further submission points	262
Total number of further submitters who wish to be heard	123

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
Schedules and appendices	Appendix 11 Business - City Centre Zone sunlight admission into public places

	Schedule 10 Notable Trees
	Schedule 11 Local Public View Schedule
	Schedule 12 Sites and Places of Significance to Mana Whenua Schedule
	Schedule 15 Special Character Schedule, Statements and Maps
	Schedule 9 Maunga Viewshafts Schedule

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

N/A

2.3.2 Direction for Auckland Council

N/A

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Expert Witnesses Joint Statement	N/A	
Hearing evidence		Refer to this link https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/find-nps-ud-hearing.aspx 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:	N/A
Date evidence requested:	
Date evidence received:	

4 Summary of pre-hearing event outcomes

4.1 Expert conferencing outcomes

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

Table 4.1: Expert conferencing outcomes

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

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

5 Hearing Session/s

Table 5: Hearing sessions

022 Schedules and appendices	
This topic will be heard by a Split Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
504	Charles H Levin
895	Ngāti Whātua Ōrākei Group
939	Auckland Council
1068	Precinct Properties New Zealand Limited
1862	Mingo Alexander Innes
1893	South Epsom Planning Group
1905	Ngati Tamaoho Te Tai Ao Unit
1991	Tūpuna Maunga o Tāmaki Makaurau Authority
1992	Te Aitutaki Whanau Trust
1996	Gregory John McKeown
2023	Chloride Trust
2064	Pest Free Kaipatiki
2201	Freemans Bay Residents Association Incorporated
2305	Keith Vernon

Further Submission Number	Further Submitter
FS13	Keith Law
FS16	Robert Hay
FS17	Greg Jones
FS20	Dennis Michael Simpson
FS21	Sarah Anne Kerr
FS23	Malcolm MacDonald
FS24	Christopher DH. Ross
FS26	Anita Jackson
FS27	Hugo Jackson
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS77	Keith Maddison
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS82	Marc Barron
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahon
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS112	Sara Bruce
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS135	Cameron Loader

FS139	Oscar Fransman
FS142	Independent Māori Statutory Board
FS143	Patrick Richard Forrester
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
FS177	John Colebrook
FS181	Jenny Granville
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
FS217	MD Family Trust
FS225	Gerard Robert Murphy
FS241	Peter Watts and Stephanie Lees
FS242	Sarah Louise Edmondson
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS269	Parnell Community
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS305	Garry Downs
FS306	Fi Groves
FS309	Carolyn Reid
FS318	David Alison
FS353	Christopher Lynch
FS355	Wendy Ann Moffett
FS356	Tina Louise Lynch
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS377	Metlifecare Limited
FS388	Pam Shearer

FS395	Dawn Bertasius
FS396	Roma Bertasius
FS402	Graham Dick
FS408	Michelle Elizabeth Goldfinch
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS413	Maureen Harris
FS420	Trevor Lund
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS426	Andrew Kent Robertson
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
FS491	Neville Simmons
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 Topics 023-40 PC79 Transport

Draft Parties and Issues Report
Updated on 14 June 2023

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



Table of Contents

1. Hearing topic information	2
1.1 The Hearing Topic or subtopic	2
2. Submissions received and proposed hearing pathway	4
2.1. Parties to this topic.....	4
2.2. Submission coding topics and subtopics	5
2.3 Panel Directions	6
2.3.1 Direction for all submitters	6
2.3.2 Direction for Auckland Council.....	6
3 Documents from the pre-hearing events	6
3.1 Topic pre-hearing documents.....	6
3.2 Independent expert evidence	7
4 Summary of pre-hearing event outcomes	8
4.1 Expert conferencing outcomes	8
4.2 Mediation outcomes	9
4.3 Agreements reached between parties outside of formal mediation or expert conference pathway	9
4.4 Aligned pre-hearing outcomes from other topics	9
5 Hearing Session/s	10
Appendix 1: List of parties	11

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 023 PC79 Transport		
<i>This hearing topic relates to the proposed provisions of Plan Change 79: Transport. The changes to the AUP seek to manage effects on pedestrian safety, accessible car parking, loading, heavy vehicle movements and provide for EV-charging and bicycle parking.</i>		
Proposed Auckland Unitary Plan Provisions IPI		
Not applicable - this plan change is not part of the IPI		
Proposed Auckland Unitary Plan Provisions Non IPI		
<i>E24 Lighting</i>	<i>E24.1 Background</i>	
	<i>E24.3 Policies</i>	<i>New policy E24.3(1A)</i>
	<i>E24.6 Standards</i>	<i>New standard E24.6.2 Artificial lighting standards for pedestrian access in residential zones New Standard</i>
	<i>E24.8 Matters of discretion</i>	<i>New matter of discretion E24.8.1(3)</i>
	<i>E24.8 Assessment criteria</i>	<i>New assessment criteria E24.8.2(1A)</i>
	<i>E24.9 Special information requirement</i>	<i>New special information requirement E24.9(1)</i>
<i>E27 Transport</i>	<i>E27.2 Objective</i>	<i>Objectives E27.2(3) and (4) New objectives E27.2(5A) and (7)</i>
	<i>E27.3 Policy</i>	<i>Policy E27.3(3) and (14)</i>

	<p><i>E27.4 Activities</i></p> <p><i>E27.6 Standards</i></p> <p><i>E27.8.1 Matters of discretion</i></p>	<p><i>New policy E27.3(20A), (20B), and (30)</i></p> <p><i>Rule E27.4.1(A1) and (A2)</i></p> <p><i>E27.6.1 Trip generation</i></p> <p><i>E27.6.2 Number of parking and loading spaces</i></p> <p><i>E27.6.3.1 Size and location of parking spaces</i></p> <p><i>New standard E27.6.3.2(A) Accessible parking</i></p> <p><i>E27.6.3.3 Access and manoeuvring</i></p> <p><i>E27.6.3.4 Reverse manoeuvring</i></p> <p><i>New standard E27.6.3.4A Heavy vehicle access</i></p> <p><i>E27.6.3.5 Vertical clearance</i></p> <p><i>E2.6.3.7 Lighting</i></p> <p><i>E27.6.4.3 Width of vehicle access, queuing and speed management requirements</i></p> <p><i>New standard E27.6.6 Design and location of pedestrian access in residential zones</i></p> <p><i>New standard E27.6.7 Electric vehicle supply equipment</i></p> <p><i>E27.8.1(9) and new matters of discretion E27.8.1(5A) and (15)</i></p>
--	--	--

<i>E38 Subdivision</i>	<i>E27.8.2 Assessment criteria</i>	<i>E27.8.2(3), (6), (7), and (8)</i> <i>New assessment criteria E27.8.2(4A) and (14)</i>
	<i>E38.8.1 General standards in residential zones</i>	<i>E38.8.1.2 Access to rear sites</i>
<i>Chapter M Appendices</i>	<i>Appendix 17 Documents incorporated by reference</i>	<i>E24 Lighting</i> <i>E27 Transport</i>
	<i>New Appendix 23 – Parking Demand Guideline to Calculate the Number of Required Accessible Car Parking Spaces</i>	
<i>Chapter J Definitions</i>	<i>J1.2 Abbreviations and Acronyms</i>	<i>New abbreviation – Vehicles per hour</i>
	<i>New definition – ‘accessible car park’</i>	
Related topic provisions		
Topic 015 – Residential zones	All subtopics	
Topic 016 – Business zones	Topic 016A City Centre Topic 016B Metro Centre Topic 016C Town Centre Topic 016D Local Centre Topic 016E Neighbourhood Centre Topic 016F Mixed Use Zone	

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	129
Total number of primary submission points	1399
Total number of primary submitters who wish to be heard	109
Total number of further submitters	33
Total number of further submission points	588
Total number of further submitters who wish to be heard	32

2.2. Submission coding topics and subtopics

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

Table 2.2: Subject coding

Topic	Subtopic
Plan Change 79: Transport	Accessible Parking
	Accessible Parking – Misc / Other
	All other miscellaneous issues
	Artificial Lighting
	Artificial Lighting – Misc / Other
	Bicycle parking and access
	EV Charging
	Loading spaces
	Parking demand guidelines
	Pedestrian access
	Pedestrian only access
	Trip Generation
	Trip Generation (effect on transport)
	Vehicle access
	Vehicle access – Misc / Other
Vehicle access to rear sites	

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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

2.3.2 Direction for Auckland Council

[Direction to the Council to prepare a s42a Report](#)

3 Documents from the pre-hearing events

3.1 Topic pre-hearing documents

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

Table 3.1: Pre-hearing documents

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Expert Conference 1 attendance sheet	19 May 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc79-jws-attendance-sheet-2023-10-17.pdf
Expert Conference 2 attendance sheet	12 June 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc79-transport-attendance-2023-06-12.pdf
Expert Conference 3 attendance sheet	21 July 2023	
Expert Conference 4 attendance sheet	24 July 2023	
Expert Joint Witnesses	19 May 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc79-jws-d1-2023-10-17.pdf

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

Pre-hearing documents	Date	Link to www.intensificationhearingsakl.co.nz webpage for documents
Statement Day 1		
Expert Joint Witnesses Statement Day 2	12 June 2023	https://www.aucklandcouncil.govt.nz/HearingDocuments/pc79-transport-jws-2023-06-12.pdf
Expert Joint Witnesses Statement Day 3	21 July 2023	
Expert Joint Witnesses Statement Day 4	24 July 2023	
Hearing evidence		<p>Refer to this link</p> <p>https://www.aucklandcouncil.govt.nz/have-your-say/hearings/find-hearing/Pages/Hearing-documents.aspx?HearingId=669</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	<ol style="list-style-type: none"> 1. Electric Vehicle Charging - Whether EV charging should be a topic under the Unitary Plan 2. Bicycle Parking 3. Accessible parking, parking demand guidelines, related abbreviations/definitions 4. Amended standard E27.6.1 Trip Generation 5. Amended assessment criteria E27.8.2(3) 6. Abbreviation of “vehicles per hour”
Summary of matters agreed	<p>In relation to EV charging, all experts, except one, agreed that the requirements would be better located in the building code, however, given the fact this hasn't happened, Auckland Council has taken a risk averse position to ensure provision is contained within the AUP.</p> <p>In terms of bicycle parking, no consensus was reached on the proposed change to the activity table. The JWS includes a marked-up version of changes proposed by various parties.</p> <p>Matters relating to accessible parking were discussed and a number of experts agreed accessible parking provisions are most appropriately addressed through the Building Code, as opposed to within the Unitary Plan.</p> <p>In relation to trip generation all experts agreed that where scope permits there should be consistency between PC 78 and PC 79 when addressing transport effects, references to local transport network could be amended to immediate network to achieve consistency.</p> <p>In terms of matters relating to E27.8.2(3) and the abbreviation of 'vehicles per hour', no further concerns were raised during expert conferencing.</p>
Summary of matters outstanding	

Other matters	All experts agreed to share information and examples relating the proposed changes to trip generation in advance of the s42a report due date of 11 September 2023.
----------------------	--

4.2 Mediation outcomes

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

Table 4.2: Mediation outcomes

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

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

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

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

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

4.4 Aligned pre-hearing outcomes from other topics

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

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

- *No connections identified at this stage*

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

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

5 Hearing Session/s

Table 5: Hearing sessions

Topic 023 Plan Change 79: Transport	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Submission Number	Submitter Name
1	Heather Gabrielle Denny
2	Ronald Philip Tapply
3	Natasha Astill
4	Tony Watkins
5	Debra Dowd
6	Traffic Planning Consultants Ltd
7	Kevin Allen
8	Katharina Ingrid Charles
9	Simon Nicolaas Peter Onneweer
10	Elisa Hardijanto
11	Founders Development Limited
12	Gel Architects Ltd
13	David Nutsford
14	Leon van de Water
15	Golden Bay Cement, a division of Fletcher Concrete & Infrastructure Ltd (GBC)
16	Maree van de Water
17	The Subdivision Company Limited
18	Michael lowe
19	EPS Consulting Group Ltd
20	James Fulton
21	Waka Kotahi NZ Transport Agency
22	Rhett Grover
23	Civitas Ltd
24	Business North Harbour
25	Grant and Linda Knox
26	30 Hospital Road Limited Partnership
27	Gibbonsco Management Limited
28	Shundi Tamaki Village Limited
29	Teresa Norris
30	Phillipa Budler
31	Quintin Craig Budler
32	Neville Fong
33	John Douglas Parlane
34	3 Park Avenue Ltd and Michael Knight
35	Lawrie Knight
36	Emma Dixon
37	Lin Wang
38	Ockham Group Ltd
39	The Titus Group
40	Traffic Engineering and Mangement Ltd
41	Winton Land Limited
42	John Mackay
43	Hannah Thomson and Colin Thomson
44	Urban Planning Consultants
45	Brett and Kate Russell
46	Adam de Hamel and Amy de Hamel
47	North Eastern Investments Limited
48	Beachlands South Limited Partnership
49	Classic Group
50	St John
51	Cragieburn Range Trust
52	Euroclass Limited
53	Evans Randell Investors Ltd
54	The Fuel Companies
55	Highbrook Living Limited
56	Mike Greer Developments
57	Neilston Homes
58	New Zealand Housing Foundation

Submission Number	Submitter Name
59	NZ Storage Holdings Limited
60	The Neil Group
61	Greater Auckland
62	Red Rhino Limited and Airport Rent A Car Limited
63	Rock Solid Holdings Limited
64	Ryman Healthcare Limited
65	NZ Police
66	Simplicity Living
67	Sonn Group
68	Stonehill Trustee Limited
69	Stuart P.C Ltd
70	Willis Bond and Company Limited
71	Joanna Louise Beresford
72	CivilPlan Consultants Limited
73	Z Energy Limited
74	Robertson Boats Limited and Conrad Robertson
75	Arkcon Limited
76	Hugh Green Limited
77	Rockhopper Limited
78	Matakana 2020 Limited
79	Charles and Nancy Liu
80	Paul Culley and Annette Kann
81	J&S West Limited
82	The Kilns Limited
83	Ferndale Estate
84	Matvin Limited Ltd
85	One Mahurangi Business Association
86	Robyn Alexander and Katherine Heatley
87	Matvin Group Limited
88	Brampton House Design Ltd
89	Ashcroft Homes (Auckland)
90	Templeton Group
91	Aedifice Property Group
92	10x10 Architecture Limited
93	The New Zealand Disability Support Network
94	Fletcher Residential Limited
95	John Dare
96	Future Sustainable Design Limited
97	Plan Co. NZ Limited
98	Motu Design
99	Chris Norris
100	Universal Homes
101	Auckland Council
102	Kainga Ora
103	Fire and Emergency NZ
104	Mariposa Ltd
105	Retirement Villages Association of New Zealand Incorporated
106	Shildon Ltd
107	Property Council New Zealand
108	Piper Property Consultants Ltd
109	Avant Group Ltd
110	Summerset Group Holdings Limited
111	Russell Property Group
112	Southern Cross Healthcare Ltd
113	Fulton Hogan Land Development
114	Oyster Capital
115	Te Ākitai Waiohū Waka Taua Incorporated Society
116	The Coalition for More Homes

Submission Number	Submitter Name
117	Villages of New Zealand Ltd
118	Geoffrey John Beresford
119	Susan Elizabeth Keaney
120	The Kingsway Trust
121	Keith Vernon
122	Clare Steel
123	Jack van de Water
124	MJ Thorogood and Cheng-Kwang Yang
125	Sentinel Planning Ltd
126	Ian Peter Cassidy
127	EnviroWaste Services Ltd
128	RTJ Property Professionals Limited
129	Nigel and Helen McLisky

Further Submission Number	Further Submitter
FS01	Jason Zhang
FS02	Jan Franta
FS03	DAGS limited
FS04	Masons LED
FS05	Arkcon Ltd
FS06	Lawrie Knight
FS07	3 Park Avenue Ltd and Michael Knight
FS08	The Subdivision Company Ltd
FS09	Kāinga Ora – Homes and Communities
FS10	The Kilns Limited
FS11	Wellsford Welding Club
FS12	Shildon Ltd
FS13	The Fuel Companies
FS14	Z Energy Limited
FS15	Matvin Group Limited
FS16	Ports of Auckland Limited
FS17	Retirement Villages Association of New Zealand Incorporated
FS18	Ryman Healthcare Limited
FS19	J&S West Trading Limited
FS20	Fletcher Residential Limited
FS21	Hugh Green Limited
FS22	Neil Group
FS23	Matakana 2020 Limited
FS24	Brampton House Design Ltd
FS25	Robyn Alexander and Katherine Heatley
FS26	The Kingsway Trust
FS27	Highbrook Living Limited
FS28	Euroclass Limited
FS29	Stonehill Trustee Limited
FS30	Rock Solid Holdings Limited
FS31	NZ Storage Holdings Limited
FS32	Craigieburn Range Trust
FS33	Mariposa Ltd

National Policy Statement Urban Development

Independent Hearings Panel

Auckland

Hearing Topic 046 Outside of Plan Change Area

Draft Parties and Issues Report
Updated on 24 March 2023

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



Table of Contents

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

1. Hearing topic information

1.1 The Hearing Topic or subtopic

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

Table 1: Topic description

HEARING TOPIC 046 Outside of Plan Change Area
This hearing topic relates to the Auckland Light Rail Corridor area excluded from Plan Change 78: Intensification and any proposals relating to sites/area within the corridor.
Proposed Auckland Unitary Plan Provisions IPI
Not applicable
Proposed Auckland Unitary Plan Provisions Non IPI
Not applicable
Related topic provisions
<i>Topic 001 – Plan making and procedural</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	71
Total number of primary submission points	103

Total number of primary submitters who wish to be heard	53
Total number of further submitters	199
Total number of further submission points	4905
Total number of further submitters who wish to be heard	179

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
Outside of Plan Change Area	Light Rail Corridor – Excluded from IPI PC

2.3 Panel Directions

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

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

2.3.1 Direction for all submitters

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 046 Outside of Plan Change Area	
This topic will be heard Full Panel	
Date hearing commenced:	
Date hearing completed:	

Appendix 1: List of parties

Sub #	Submitter Name
67	Bridget Gallen
81	Philip Bradley
127	Joshua Sean Marshall
154	Graeme McInnes
292	CIVIX Ltd
325	Jinxi Xie
351	iSolutions
536	Misa Properties Partnership
583	Danute Leathem
601	Kevin Allen
616	Jochen Speer
671	Perry Ivan Kostanich
721	Bruce Anthony Gulley
755	Mount Albert Historical Society
823	Jones Family Trust
839	Russell Property Group
840	Auckland City Centre Residents Group
841	Villages of New Zealand Limited
871	Property Council New Zealand
873	Kāinga Ora
877	Aptus Holdings Limited
887	Richard Beca
895	Ngāti Whātua Ōrākei Group
899	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development
917	Winstone Wallboards Limited
938	New Zealand Housing Foundation
941	Foodstuffs North Island Limited
949	Piper Properties Consultants Limited
971	RTJ Property Professionals Limited
976	Judith Gayleen Mackereth
983	Daniel Robert
1012	The Urban Lab Limited
1066	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
1079	The Coalition for More Homes
1086	Sonn Group
1110	Wyborn Capital Limited
1210	Kelvin James Norgrove
1215	617 New North Limited
1225	Aaron Ghee
1359	Hugh Green Limited
1414	Cuchullain Gallagher
1420	Doneden Holdings Ltd
1424	Fabrizio Ferraro
1543	Winton Land Limited
1544	Todd Cain
1554	Su Thon
1576	Monique Russell

Sub #	Submitter Name
1585	Gibbonsco Management Limited
1765	Samson Corporation Limited and Sterling Nominees Limited
1794	Airedale Property Trust
1799	Maree Smith
1814	Ian Peter Cassidy
1885	Andrew Calder
1886	Angela Lin
1896	Dan Buckingham
1924	507 Limited
1932	Jessica Wiseman
2012	Samantha Jukes
2023	Chloride Trust
2025	Greater Auckland
2033	Classic Group
2036	Evans Randall Investors Ltd
2040	Mike Greer Developments
2041	Neilston Homes
2083	Universal Homes
2248	Stuart P.C. Ltd
2273	Aaron Grey
2303	Templeton Group
2315	Paul and Sally Halliwell
2377	Rosemarie Gough
2386	Zeo Limited

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
FS41	Simon Birkenhead
FS42	Bruce Lloyd Gilbert
FS43	Waka Kotahi NZ Transport Agency
FS44	Michael Gordon Hillyer
FS45	Gaynor Steel
FS46	Mark Hardie
FS47	Sara Hardie
FS48	Richard Rolfe
FS49	William Akel and Robyn Hughes
FS50	Martin Dobson
FS51	Frederick Ball and Josephine Ball
FS55	Gregory Edward Jones
FS57	Alison Hunter
FS61	John Andrew Burns and Anita Theresia Arlov
FS62	Deborah Cox
FS63	James Thompson Hudson
FS64	Margo Jacqueline Hudson
FS65	Matthew Philip Dickinson
FS72	Sarah Hamilton Kember
FS73	Simon Jeremy Kember
FS75	Elliot McCullough
FS77	Keith Maddison
FS78	Jean Barton
FS79	Brendan Drury
FS80	Elizabeth Westbrooke
FS81	Mark Grenville Gascoigne
FS83	Heidi Baker
FS84	Julien Leys
FS85	Raynor McMahan
FS86	Liz Adams
FS87	Anthony Duncan
FS88	Michael Gordon Croft
FS94	Remuera Heritage Inc
FS95	Dominique Bonn
FS96	Irene Bonn
FS97	Amoze Bonn
FS98	Tony Skelton
FS99	Jock Schoeller
FS100	Michele Clare Maddison

Further Sub #	Further Submitter
FS101	Astrid Modrow
FS102	Francis Ryan Close Neighbourhood Group
FS103	Eden We Love Society
FS105	Pam Clifford
FS106	Denise Lyn Civil
FS107	Wyborn Capital Limited
FS109	Sean Molloy
FS110	Stephen Victor Donoghue-Cox
FS111	Lambert Hoogeveen
FS113	Sarah Allen
FS114	Barbara Joan Chapman
FS116	Justene McNeice
FS119	Victoria Lowe and Phillip Lowe
FS120	Waipu Trust
FS125	692D Limited
FS130	Misa Properties Partnership
FS132	David Southcombe Trust
FS135	Cameron Loader
FS136	Zhou Yang
FS139	Oscar Fransman
FS143	Patrick Richard Forrester
FS147	Sher Foley-Lovelock
FS151	Seaview Road Residents Group
FS152	Toka Tū Ake EQC
FS156	Pieter Lionel Holl
FS164	Parnell East Community Group
FS171	BA Trustees Ltd
FS177	John Colebrook
FS179	Donna French
FS181	Jenny Granville
FS184	Kiwi Property Group Limited
FS186	Sheila McCabe
FS195	Felicity Jane Cains
FS196	Katie Isabel Holl
FS197	Richard John Dunbar
FS198	Kenny Desmond Brennan
FS199	Dawn Irene MacLean
FS200	Darryl Roots
FS201	Robert Butler
FS202	Donald Gendall
FS203	Jillian Gendall
FS204	Satvinder Sembhi
FS206	Auckland Thoroughbred Racing Incorporated
FS207	Pamela Ingram
FS208	Carolyn Walker
FS209	Tanya Newman
FS212	Beverley Sue Roser
FS214	Frances Hodgson and Graeme Hodgson
FS219	Paul Sumpter and Catherine Sumpter

Further Sub #	Further Submitter
FS225	Gerard Robert Murphy
FS230	Albert Poleki
FS233	Jonathan Kale
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
FS257	David Gilbert
FS262	Heritage Landscapes
FS263	Herne Bay Residents Association Inc.
FS266	Judith Gayleen Mackereth
FS267	Philip Mayo
FS269	Parnell Community Committee
FS270	Pioneer Investments Trust
FS271	Thomas Purkis
FS272	Trevor Purkis
FS279	Laurence Newhook, Judith Newhook, Tony Eede, Carolyn Eede, Anne Bollard, Tony Garnier, Peter Sargisson, Hannah Sargisson, Wayne Hughes and Jane Hughes
FS281	Kāinga Ora – Homes and Communities
FS285	Viaduct Harbour Holdings Limited
FS286	William Peake
FS287	Ivan Tottle
FS294	Sarah Jane Beckett
FS295	William Reginald Barnes
FS296	Character Coalition Incorporated
FS305	Garry Downs
FS306	Fi Groves
FS308	Mount St John Residents Group Incorporated
FS309	Carolyn Reid
FS314	Jeff Lowrey
FS320	Larry Small
FS321	Sarah Redfern & David Deavoll
FS322	Douglas Sierra Trust
FS323	Sally Gunn and Nick Gunn
FS324	Teri Yang and Moore Yang
FS325	Myron Zhu and Amy Yan
FS326	Rebecca McRobie and Reid McRobie
FS327	Emma Douglas and George Grant
FS332	Alan Clive Stokes
FS333	Mark Dolling Andrews
FS340	Foodstuffs North Island Limited
FS351	Drive Holdings Limited
FS353	Christopher Lynch
FS355	Wendy Ann Moffett

Further Sub #	Further Submitter
FS356	Tina Louise Lynch
FS357	Boezo Limited
FS358	James Hu
FS359	Jasvinder Singh-Taylor
FS363	Lynne Diane Butler
FS365	Civic Trust Auckland
FS388	Pam Shearer
FS395	Dawn Bertasius
FS396	Roma Bertasius
FS398	Citizens Against The Housing Act
FS402	Graham Dick
FS404	South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand
FS409	Janet Grant
FS410	Grey Lynn Residents Association
FS411	Grey Power Howick and Pakuranga and Districts Association Inc
FS415	Howick Ratepayers and Residents Association [HRRRA].
FS416	Daren Humphries
FS421	Tania Fleur Mace
FS425	Holly Purkis
FS429	Freemans Bay Residents Association
FS437	St Mary's Bay Association
FS438	Chris Cherry
FS439	Helen Cherry
FS440	Darryl Gregory
FS441	Radio New Zealand
FS442	South Epsom Planning Group (Inc)
FS445	Ashcroft Homes Auckland Limited
FS449	Stephen Richard Berry
FS456	Tom Birdsall
FS461	Hugh Green Limited
FS465	Peter Lange
FS470	Brent McCarty, Philip Moller, Terence Pullen, Doug Walsh, Sir Peter Maire, Eric Faesen Kloet, Graig Heatley
FS472	North Eastern Investments Limited
FS478	Yang Yang
FS480	Niall McLaren Robertson
FS481	Frank Grgec
FS487	John Gordon Hunt
FS489	Neil Group
FS490	Southside 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
FS508	Eden Park Neighbours' Assoc. Inc

Further Sub #	Further Submitter
FS511	Angelique Ward
FS512	Bruce Anthony Gulley
FS514	Claudia Eyley and Peter Eyley
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 Mathe