

IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER **Intensification Planning Instruments Plan Changes (IPI) and related Regional Policy Statement and Plan Changes to the Auckland Unitary Plan – Operative in Part (AUP-OP)**

PROCEDURAL MINUTE (14 March 2023) FROM THE HEARING PANEL

RESPONDING TO THE COUNCIL’S MEMORANDA (DATED 2 MARCH 2023) - MEMORANDUM OF COUNSEL ON BEHALF OF AUCKLAND COUNCIL IN RELATION TO INDEPENDENT HEARINGS PANEL DIRECTIONS DATED 22 FEBRUARY 2023 REGARDING EXPERT WITNESS CONFERENCING FOR PC78 AND PC80

1. In accordance with the Resource Management Act 1991 (RMA) - Part 6 Clause 96 of the First Schedule and sections 34 and 34A, the Auckland Council (the Council) has appointed an Independent Hearing Panel (IHP). The IHP has been delegated to hear submissions and make recommendations to the Council on the IPI plan changes and decisions on the non IPI plan changes. Its delegations also include addressing any procedural matters.
2. The IHP has received the Council’s Memorandum dated 2 March 2023. The IHP has not responded earlier as discussions have been held with the Council and submitters about the Alternative Dispute Resolution (ADR) process.

Paragraphs 4 – 9. Expert witnesses attending conferencing on behalf of the Council for PC78 and PC80.

3. The IHP thanks the Council for providing the list of “Expert witnesses attending conferencing on behalf of the Council for PC78 and PC80”.

Paragraphs 10 – 18. Initial comments on approach to expert witness conferencing for PC78 and PC80.

4. Paragraphs 12 and 13 state:

While expert witness conferencing often occurs by discipline, the Council considers that it may be beneficial to have all witnesses with expertise relevant to some topics or subtopics to attend a joint conference session at the same time and to caucus as a group.....

Similarly, the Council considers that some of the topics and subtopics identified as suitable for expert conferencing are likely to overlap

5. The IHP largely agrees and where appropriate arrangements have been made for this to occur. The schedule of ADR has been published on the IHP webpage. Council experts will shortly be

invited to expert conferencing sessions. These MS Teams meeting invites will include a list of all experts, and their area of expertise, participating in the conferencing

6. Paragraphs 17 and 18 state:

We also note in relation to Topic 007 Outside Urban Environment, sub-topic SHA Precincts that the Council's position is that any submissions allocated to this Topic are not 'on' PC78, given that the SHA Precincts have been excluded from the plan change.

In order to avoid the Council and submitters incurring unnecessary expenses including in relation to expert witness conferencing and to avoid prolonging the hearing process, the Council respectfully requests the IHP to determine as a preliminary issue whether submissions in Topic 007 Outside Urban Environment, sub-topic SHA Precincts are out of scope

7. The matter of the SHA's, and their exclusion from PC 78 was discussed at the IHP's Pre-Hearing Conference. As a result of this and other matters, the IHP is likely to schedule a 'Legal Issues' hearing. The 'status' of the SHAs is likely to be one of the relevant matters to be discussed at that hearing. The IHP is actively considering if it will schedule a 'Legal Issues' hearing, and a Hearing Direction will be issued shortly if a hearing is to be held.

Paragraphs 19 – 21. Clarification regarding certain topics and subtopics for expert witness conferencing

8. The Council has request clarification regarding some topics and subtopics it has identified for expert witness conferencing. The IHP has considered those topics and discussed them with the IHP's secretariat. It is our view that none of the topics identified require the ADR process.

9. Any enquiries regarding this minute, or related matters, should be directed to the council's Senior Hearing Advisor, Mr Sam Otter by email at npsudhearings@aucklandcouncil.govt.nz.



Greg Hill Chairperson

14 March 2023

Before the Independent Hearings Panel

In the matter of the Resource Management Act 1991 (**RMA**)

And

In the matter of Proposed Plan Change (**PC**) 78: Intensification to the Auckland Unitary Plan Operative in Part (**AUP**)

And

In the matter of Related Proposed PC80 to the AUP

**Memorandum of counsel on behalf of Auckland Council in relation to
Independent Hearings Panel Directions dated 22 February 2023
regarding expert witness conferencing for PC78 and PC80**

Date: 2 March 2023



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Contact solicitor	Anne Buchanan	anne.buchanan@dlapiper.com	+64 9 300 3807

MAY IT PLEASE THE PANEL

Introduction

- 1 This memorandum of counsel is filed on behalf of Auckland Council (**Council**) in response to the Independent Hearings Panel (**IHP**) directions dated 22 February 2023 regarding expert witness conferencing (**Directions**).
- 2 The purpose of this memorandum is to:
 - 2.1 Confirm the topics and subtopics in respect of which Council witnesses will attend expert witness conferencing and provide details of the expertise and contact details of those witnesses;
 - 2.2 Outline some initial comments as to how expert witness conferencing may proceed in terms of the topics/subtopics which have been identified in the Directions as being suitable for expert witness conferencing; and
 - 2.3 Seek clarification from the IHP in relation to a number of subtopics, which have not been identified as being suitable for expert witness conferencing in the Directions.
- 3 This memorandum addresses PC78 and PC80. Counsel for the Council in relation to PC79 will respond separately to the IHP's Directions in relation to that plan change.

Expert witnesses attending conferencing on behalf of the Council for PC78 and PC80

- 4 In response to the IHP's directions, we confirm that the Council's expert witnesses intend to participate in expert witness conferencing for all PC78 and PC80 topics, assuming that

submitters have engaged counterpart witnesses who will also attend those expert witness conferencing sessions.

- 5 The Council has prepared the table attached to this memorandum as **Attachment A**, using the list of topics and subtopics for PC78 and PC80 attached to the Directions.
- 6 **Attachment A** sets out the topics and subtopics that the Council expert witnesses will attend, the names of the Council's experts who will participate in conferencing, their expertise, and the email and phone contact details of those experts.
- 7 In this regard, so far as some topics are concerned, the Council's planners are in the process of identifying the issues raised by submissions and accordingly the Council is not currently in a position to advise whether experts other than planners may also need to attend conferencing for those topics. The Council will advise the IHP as soon as it is able to as to the names of any other Council experts that would attend conferencing for those topics. The relevant topics are identified in **Attachment A**.
- 8 The Council also advises the IHP that it will call further economic evidence from Dr Douglas Fairgray who has prepared strategic evidence to be presented to the Pre-hearing conference on 6 March 2023. Dr Fairgray's evidence will be relevant to a number of topics and sub-topics including those relating to heights and walkable catchments. Dr Fairgray's evidence is likely to be supported by technical capacity modelling evidence from Chad Hu. In the circumstances, the Council respectfully suggests that it may be appropriate for it to liaise with the IHP's senior hearings advisor about the hearing topics in which Dr Fairgray should participate in expert conferencing, following indications from submitters about whether they are calling expert economic evidence and once the IHP has decided the order in which conferencing should occur.

- 9 At this stage, therefore, the Council has only indicated that Dr Fairgray will attend several of the Qualifying Matters – Infrastructure sub-topic expert witness conferences pending liaising further with the IHP about which expert conferences Dr Fairgray should attend.

Initial comments on approach to expert witness conferencing for PC78 and PC80

- 10 The Council anticipates that the independent facilitator(s) appointed to oversee expert conferencing for PC78 and PC80 may wish to hear further from parties as to how best to organise the conferencing sessions, and the order in which conferencing sessions should occur (e.g. by taking a 'top down' approach).
- 11 However, the Council's initial comments regarding expert witness conferencing sessions are set out below.
- 12 While expert witness conferencing often occurs by discipline, the Council considers that it may be beneficial to have all witnesses with expertise relevant to some topics or subtopics to attend a joint conference session at the same time and to caucus as a group. The Council respectfully considers that for some topics where issues are clearly interrelated and involve experts in different disciplines, this may be a more efficient and effective approach for the parties than conferencing separately according to disciplines or areas of expertise. It acknowledges, however, that if this were to occur for any topics, that expert conferencing statements would need to be structured to clearly record / reflect the input of the different expert disciplines.
- 13 Similarly, the Council considers that some of the topics and subtopics identified as suitable for expert conferencing are likely to overlap. For example, the IHP has already identified that there is a relationship between PC78 Walkable Catchments Topics 014 and 017 Sub-topics WC General - General and Methodology and Height – RTN WC Intensification Response. The Council

considers that there are likely to be other PC78 topics and sub-topics that have a similar relationship, and where that is the case, it may be more efficient for the topics to be grouped together for the purpose of joint conferencing sessions.

- 14 The Council also notes that a number of the topics identified by the IHP as being suitable for expert witness conferencing relate to specific precincts.¹ In terms of the timing of expert witness conferencing sessions, a preliminary review of some submission points, which have been allocated to particular precinct sub-topics indicates that in some cases, submission points may be more efficiently addressed once matters in other Hearing Topics have been addressed, including through expert witness conferencing, Alternative Dispute Resolution processes and evidence preparation.
- 15 By way of example, one of the submission points on the I610 Redhills Precinct supports the proposed change in PC78 of the underlying zoning from Residential – Single House and Residential – Mixed Housing Suburban Zones to Residential – Mixed Housing Urban Zone (**MHU**). Another submission point seeks that the Residential – Terrace Housing and Apartment Buildings zone around the Redhills Local Centre zone be extended to 200m around the centre. In both cases, the Council respectfully suggests it would be beneficial for expert witness conferencing for the Precinct to occur after any expert witness conferencing etc has occurred in other Hearing Topics. These include Hearing Topic 019 concerning the Centres – NPS-UD Policy 3(d) response and Topic 015 which includes the Council's approach of zoning land MHU where the Medium Density

¹ Topic 20 Precincts – NPS-UD MDRS Response Subtopics I201 Britomart Precinct, I211 Viaduct Harbour Precinct, I214 Wynyard Precinct, I412 Flat Bush Precinct, I530 Orewa 2 Precinct, I540 Takapuna 1 Precinct, I605 Hobsonville Point Precinct, I610 Redhills Precinct.

Residential Standards (**MDRS**) are incorporated and there are no qualifying matters.

- 16 By way of further example, the I201 Britomart Precinct, and I211 Viaduct Harbour Precinct and I214 Wynyard Precinct have also been identified for expert conferencing. The Council respectfully considers that as these precincts deal with very specific parts of the City Centre, they also would benefit from being addressed after the Business / City Centre zone provisions have been the subject of expert witness conferencing etc.
- 17 We also note in relation to Topic 007 Outside Urban Environment, sub-topic SHA Precincts that the Council's position is that any submissions allocated to this Topic are not 'on' PC78, given that the SHA Precincts have been excluded from the plan change.
- 18 In order to avoid the Council and submitters incurring unnecessary expenses including in relation to expert witness conferencing and to avoid prolonging the hearing process, the Council respectfully requests the IHP to determine as a preliminary issue whether submissions in Topic 007 Outside Urban Environment, sub-topic SHA Precincts are out of scope.

Clarification regarding certain topics and subtopics for expert witness conferencing

- 19 The Council also respectfully seeks clarification from the IHP in relation to the list of topics and subtopics attached to the Directions, which have been identified as being suitable for expert witness conferencing.
- 20 In this regard, the Council notes that the IHP has directed expert witness conferencing for some sub-topics within a topic but not for others. Examples include:

20.1 Topic 016 – Business zones (provisions)

20.1.1 Additional sub-topics 'general', 'general business zone', 'light industry';

20.2 Topic 009 – Qualifying matters A-I

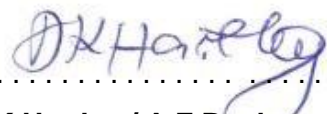
20.2.1 Additional sub-topics 'Approve the inclusion of Significant Ecological Areas as a QM', 'gas transmission pipelines', 'Emergency management area – Hazardous facilities and infrastructure: Wiri Terminal and Wiri LPG depot', 'Historic heritage', 'Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)'

20.3 Topic 010 – Qualifying matters – other

20.3.1 Additional sub-topics 'Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters', 'Local Public Views (D16)', 'Natural Hazards that are less than significant', 'Stockade Hill Viewshaft (D20A)'.

21 As a result, the Council respectfully seeks confirmation from the IHP that the sub-topics listed above were not intended to be the subject of expert witness conferencing at this stage.

Date: 2 March 2023



.....
D K Hartley / A F Buchanan

Counsel for Auckland Council for
proposed Plan Changes 78 and 80

ATTACHMENT A

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
003 - 006	Plan Change 80	All sub-topics	Dave Paul (planner)	Dave.Paul@aucklandcouncil.govt.nz 021 897 045
			Christopher Turbott (planner)	Christopher.Turbott@aucklandcouncil.govt.nz 021 240 3272
			David Mead (consultant planner)	d.mead@hyc.co.nz 021 440 961
007	Outside Urban Environment	SHA Precincts		
009	Qualifying matters A-I	SEAs	Nick Pollard (consultant planner)	Nick.Pollard@boffamiskell.co.nz 021 424 175
			Lucy Deverall (consultant planner)	Lucy.Deverall@boffamiskell.co.nz 021 156 5093
			Jane Andrews (ecologist)	Jane.Andrews@aucklandcouncil.govt.nz 021 242 8915
009	Qualifying matters A-I	ONL and ONF	Nick Pollard (consultant planner)	Nick.Pollard@boffamiskell.co.nz 021 424 175
			Lucy Deverall (consultant planner)	Lucy.Deverall@boffamiskell.co.nz 021 156 5093
			Other experts to be advised	
009	Qualifying matters A-I	ONC and HNC	Lee-Ann Lucas (planner)	Lee-ann.lucas@aucklandcouncil.govt.nz 021928737
			Stephen Brown (consultant landscape architect)	stephen@brownltd.co.nz 021646181
009	Qualifying matters A-I	Maunga viewshafts and Height Sensitive areas	Peter Reaburn (consultant planner)	PeterR@catobolam.co.nz 027 447 9248
			Stephen Brown (consultant landscape architect)	stephen@brownltd.co.nz 021 646 181

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
009	Qualifying matters A-I	Significant natural hazards	Tian (Tianhang) Liu (planner - flooding)	tian.liu@aucklandcouncil.govt.nz 021949165
			Allan Leahy (Healthy Waters stormwater engineer)	allan.leahy@aucklandcouncil.govt.nz 0272964247
			Lee-Ann Lucas (planner - coastal erosion, coastal inundation and land instability)	lee-ann.lucas@aucklandcouncil.govt.nz 021928737
			Natasha Carpenter (Auckland Council coastal management practice lead – coastal management)	natasha.carpenter@aucklandcouncil.govt.nz 021301489
			Ross Roberts (geotechnical engineering - land instability)	ross.roberts@aucklandcouncil.govt.nz 021301062
			Other experts to be advised.	
009	Qualifying matters A-I	Designations	Jo (Joanna) Hart (planner)	jo.hart@aucklandcouncil.govt.nz - 021 948 783
			Other experts to be advised.	
009	Qualifying matters A-I	Aircraft noise	Nicholas Lau (planner)	Nicholas.Lau@aucklandcouncil.govt.nz 021 897 429
			Nigel Lloyd (acoustic consultant)	nigel@acousafe.co.nz 027 448 0282
010	Qualifying matters - other	Ridgeline protection	Ewen Patience (planner)	Ewen.patience@aucklandcouncil.govt.nz 021 897 566
			Melean Absolum (consultant landscape architect)	melean@maltd.co.nz 0274487733 (09) 837 0603

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
010	Qualifying matters - other	Maori cultural heritage - Pukekiwiriki Pa and Pararekau Island	Matthew Gouge (planner)	Matthew.gouge@aucklandcouncil.govt.nz 021871163
			Nathan Kennedy (Specialist Māori Heritage)	nathan.kennedy@aucklandcouncil.govt.nz 0211962185
			Ben Leonard (Specialist Māori Heritage)	ben.leonard@aucklandcouncil.govt.nz no phone listed
			Rob Pryor (consultant landscape architect - Pukekōiwiriki Pā)	rob@la4.co.nz 027 2939053
			Stephen Brown (consultant landscape architect - Pararēkau Island)	stephen@brownltd.co.nz 021 646 181
011 and 014	Qualifying matters - Special Character Height	Special Character Residential all sub-topics Height - transitions / height next to SCAR	Tania Richmond (planner)	tania@richmondplanning.co.nz 0276817799
			Emma Rush (planner)	emma.rush@aucklandcouncil.govt.nz 021 946022
			Nick Pollard (consultant planner – height transitions)	Nick.Pollard@boffamiskell.co.nz 021 424 175
			Lisa Mein (planner & special character)	lisa.mein@mudp.co.nz 0274833224
			Rebecca Freeman (special character)	rebecca.freeman@aucklandcouncil.govt.nz 021571446
			Blair Hastings (special character consultant)	heritage@blairhastings.co.nz 0226647319
			Matt Riley (consultant - urban design height transitions)	Matt.Riley@boffamiskell.co.nz 021 201 7781
			Madeline Sharpe (architect – height transitions)	madeline.sharpe@jasmx.com 0212269438

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
011 and 014	Qualifying matters - Special Character Height	Special Character Business all sub- topics Height - transitions / height next to SCAB	Tania Richmond (planner)	tania@richmondplanning.co.nz 0276817799
			Lisa Mein (consultant planner & special character)	lisa.mein@mudp.co.nz 0274833224
			Rebecca Freeman (special character)	rebecca.freeman@aucklandcouncil.govt.nz 021571446
			Carolyn O'Neil (special character consultant)	carolyn@theheritagestudio.co.nz 021662276
			Blair Hastings (special character consultant)	heritage@blairhastings.co.nz 0226647319
			Megan Walker (special character)	megan.walker@aucklandcouncil.govt.nz 021871690
			Other experts to be advised in relation to height transitions and height next to SCAB.	
012	Qualifying matters - infrastructure	Infrastructure - Areas with long term infrastructure constraints	All experts to be advised.	

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
012	Qualifying matters - infrastructure	Infrastructure - Combined wastewater network	Karen Bell (consultant planner)	karen.bell@stantec.com 09 580 4506
			Paula Hunter (consultant planner)	paula.hunter@stantec.com 09 580 4514
			Andrew Deutsche (Technical Combined Network, Manager Network Planning Watercare Services Ltd)	andrew.deutsche@water.co.nz 0212217656
			Dr Douglas Fairgray (economics)	doug@me.co.nz 021 579 786
			Note: The Council also intends calling evidence from Priyan Perera (Head of Strategy & Planning Watercare Services Ltd) and Mark Iszard (Head of Major Developments Watercare Services Ltd). However, these witnesses are not experts and so it is not proposed that these witnesses attend expert conferencing.	
012	Qualifying matters - infrastructure	Infrastructure - Stormwater disposal constraints	Susan Andrews (planner - Healthy Waters)	Susan.Andrews@aucklandcouncil.govt.nz 027 211 1016
			Maree Gleeson (stormwater engineering)	mdgleeson@xtra.co.nz 0272391206

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
012	Qualifying matters - infrastructure	Infrastructure - Water and wastewater constraints	Karen Bell (planner)	karen.bell@stantec.com 09 580 4506
			Paula Hunter (planner)	paula.hunter@stantec.com 09 580 4514
			Nathan Donald (Principal Planner – Strategic Insights – Watercare Services Ltd)	nathan.donald@water.co.nz 0220895884
			David Rooke (Principal Water network Planner – Watercare Services Ltd)	david.rooke@water.co.nz 021839280
			Chris Allen (Manager Strategic Planning – Watercare Services Ltd)	chris.allen@water.co.nz 021 327 392
			Andrew Deutschle (Manager Network Planning – Watercare Services Ltd)	Andrew.deutschle@water.co.nz 0212217656
			Dr Douglas Fairgray (economics)	doug@me.co.nz 021 579 786
			Note: The Council also intends calling evidence from Priyan Perera (corporate-Head of Strategy & Planning Watercare Services Ltd) and Mark Iszard (corporate-Head of Major Developments Watercare Services Ltd). However, these witnesses are not experts and so will not be attending expert conferencing.	

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
012	Qualifying matters - infrastructure	Infrastructure - Beachlands transport infrastructure constraint	Lucy Deverall (consultant planner engineer)	Lucy.Deverall@boffamiskell.co.nz 021 156 5093
			Chris Freke (Auckland Transport planner)	Chris.freke@at.govt.nz 0274661119
			Flynn Rosser (consultant transport engineer)	Flynn.Roser@aurecongroup.com 09 520 6019
			Other experts to be advised.	
013	Qualifying matters - Additional	Qualifying matters - Additional	Eryn Shields (planner) Other experts to be advised.	Eryn.Shields@aucklandcouncil.govt.nz
014	Height	Policy principles (NPS UD Policy 3b and 3c - at least 6 storeys), Technical elements, Strategic Approach	David Mead (consultant planner)	d.mead@xtra.co.nz 021440961
			Nick Pollard (consultant planner)	Nick.Pollard@boffamiskell.co.nz 021 424 175
			Matt Riley (consultant urban design)	Matt.Riley@boffamiskell.co.nz 021 201 7781
			Madeline Sharpe (architect)	madeline.sharpe@jasmx.com 0212269438
015	Single House Zone provisions	Single House Zone provisions	Nick Pollard (consultant planner)	Nick.Pollard@boffamiskell.co.nz 021 424 175
			Lucy Deverall (consultant planner)	Lucy.Deverall@boffamiskell.co.nz 021 156 5093

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
015	Low Density Residential Zone provisions	All sub-topics	Nick Pollard (consultant planner)	Nick.Pollard@boffamiskell.co.nz 021 424 175
			Lucy Deverall (consultant planner)	Lucy.Deverall@boffamiskell.co.nz 021 156 5093
			Further experts to be advised	
015	Mixed Housing Urban Zone provisions	All sub-topics	Nick Pollard (consultant planner)	Nick.Pollard@boffamiskell.co.nz 021 424 175
			Lucy Deverall (consultant planner)	Lucy.Deverall@boffamiskell.co.nz 021 156 5093
			Matt Riley (urban design)	Matt.Riley@boffamiskell.co.nz 021 201 7781
			Monique Jones (urban design)	Monique.Jones@aucklandcouncil.govt.nz 021 823 870
			Stephen Quin (landscape architect)	stephen.quin@aucklandcouncil.govt.nz 021 340 429
			Peter Kensington (consultant landscape architect)	peter@kplc.co.nz 027 227 8700
			Professor Len Gillman (scientist – carbon sequestration and urban heat island effects)	len.gillman@aut.ac.nz 09 921 9999 ext 8213
			Howell Davies (Urban Ngahere)	Howell.Davies@aucklandcouncil.govt.nz 027 448 4993
			Erika Commers (Urban Ngahere)	erika.commers@aucklandcouncil.govt.nz 0211907099
			Petra Pearce (climate resilience)	petra.pearce@aucklandcouncil.govt.nz 0272079077
			Grant Lawrence (spatial analysis – canopy cover)	grant.lawrence@aucklandcouncil.govt.nz 0210411426
			Allan Leahy (Healthy Waters stormwater engineer)	allan.leahy@aucklandcouncil.govt.nz 0272964247
Chris Freke (Auckland Transport planner)	Chris.freke@at.govt.nz 0274661119			

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
015	Terrace Housing and Apartment Building Zone provisions	All sub-topics	Nick Pollard (consultant planner)	Nick.Pollard@boffamiskell.co.nz 021 424 175
			Lucy Deverall (consultant planner)	Lucy.Deverall@boffamiskell.co.nz 021 156 5093
			Matt Riley (urban design)	Matt.Riley@boffamiskell.co.nz 021 201 7781
			Madeline Sharpe (architect)	madeline.sharpe@jasmax.com 0212269438
			Stephen Quin (landscape architect)	stephen.quin@aucklandcouncil.govt.nz 021 340 429
			Peter Kensington (consultant landscape architect)	peter@kplc.co.nz 027 227 8700
			Professor Len Gillman (scientist – carbon sequestration and urban heat island effects)	len.gillman@aut.ac.nz 09 921 9999 ext 8213
			Howell Davies (Urban Ngahere)	Howell.Davies@aucklandcouncil.govt.nz 027 448 4993
			Erika Commers (Urban Ngahere)	erika.commers@aucklandcouncil.govt.nz 0211907099
			Petra Pearce (climate resilience)	petra.pearce@aucklandcouncil.govt.nz 0272079077
			Grant Lawrence (spatial analysis – canopy cover)	grant.lawrence@aucklandcouncil.govt.nz 0210411426
			Allan Leahy (Healthy Waters stormwater engineer)	allan.leahy@aucklandcouncil.govt.nz 0272964247
Chris Freke (Auckland Transport planner)	Chris.freke@at.govt.nz 0274661119			

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
015	Residential Zones	Residential Zones (General or other)	Nick Pollard (consultant planner)	Nick.Pollard@boffamiskell.co.nz 021 424 175
			Lucy Deverall (consultant planner)	Lucy.Deverall@boffamiskell.co.nz 021 156 5093
016 and 014	Business Zones (provisions) Height	City Centre Zone sub-topics Height - City Centre WC Intensification response	David Mead (consultant planner)	d.mead@xtra.co.nz 021440961
			Elisabeth Laird (planner)	Elisabeth.Laird@aucklandcouncil.govt.nz 021 717 335
			Ryan Bradley (planner)	Ryan.Bradley@aucklandcouncil.govt.nz 021 949 658
			Sarah Wong (planner)	Sarah.Wong@aucklandcouncil.govt.nz 021 502 085
			Sheerin Samsudeen (urban design)	Sheerin.Samsudeen@aucklandcouncil.govt.nz 021 827 231
			Other experts to be advised.	
016 and 014	Business Zones (provisions) Height	Metropolitan Centre Zone provisions Height - Metropolitan Centre WC Intensification response	All experts to be advised.	
016	Business Zones (provisions)	Town centre zone - provisions, Local centre zone - provisions, Neighbourhood centre zone - provisions	Nick Pollard (consultant planner)	Nick.Pollard@boffamiskell.co.nz 021 424 175
			Lucy Deverall (consultant planner)	Lucy.Deverall@boffamiskell.co.nz 021 156 5093

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
016	Business Zones (provisions)	Mixed use zone	Nick Pollard (consultant planner)	Nick.Pollard@boffamiskell.co.nz 021 424 175
			Lucy Deverall (consultant planner)	Lucy.Deverall@boffamiskell.co.nz 021 156 5093
017 and 014	Walkable catchments Height	WC General - General and methodology Height - RTN WC Intensification response	Ryan Bradley (planner)	Ryan.Bradley@aucklandcouncil.govt.nz 021 949 658
			Other experts to be advised.	
017	Walkable catchments	WC City centre - methodology	Elisabeth Laird (planner)	Elisabeth.Laird@aucklandcouncil.govt.nz 021 717 335
			Ryan Bradley (planner)	Ryan.Bradley@aucklandcouncil.govt.nz 021 949 658
			Other experts to be advised.	
017	Walkable catchments	WC City centre - Extent	Elisabeth Laird (planner)	Elisabeth.Laird@aucklandcouncil.govt.nz - 021 717 335
018	Subdivision	Urban Subdivision	Jimmy Zhang (planner)	Jimmy.Zhang@aucklandcouncil.govt.nz 021 02642308
			Stephen McKenzie (Principal Specialist Subdivisions Resource Consents Auckland Council)	stephen.mckenzie@aucklandcouncil.govt.nz 021311683
			Other experts to be advised.	
019	Centres - NPSUD Policy 3d response	Town/Local/Neighbourhood - Methodology (centre selection)	Ryan Bradley	Ryan.Bradley@aucklandcouncil.govt.nz 021 949 658
			Other experts to be advised.	

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
019	Centres - NPSUD Policy 3d response	Town/Local/Neighbourhood - Methodology (distance of adjacent)	Ryan Bradley	Ryan.Bradley@aucklandcouncil.govt.nz 021 949 658
			Other experts to be advised.	
020	Precincts NPS UD MDRS Response	I201 Britomart Precinct	Sarah Wong (planner)	Sarah.Wong@aucklandcouncil.govt.nz 021 502 085
			Megan Walker (historic heritage / special character)	megan.walker@aucklandcouncil.govt.nz 021 871 690
			Stephen Brown (consultant landscape architect)	stephen@brownltd.co.nz 021 646 181
			Severin Soder (urban design/architecture)	severin.soder@architectus.co.nz 021 819 758
			Warren Nicholson (3D visualiser)	Warren.Nicholson@architectus.co.nz 021 2085 984
			Ian Clark (consultant transport engineer)	ian@flownz.com 0274 722 870

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
020	Precincts NPS UD MDRS Response	I211 Viaduct Harbour Precinct	Sarah Wong (planner)	Sarah.Wong@aucklandcouncil.govt.nz 021 502 085
			Peter Kensington (consultant landscape architect)	peter@kplc.co.nz 027 227 8700
			Sheerin Samsudeen (urban design)	Sheerin.Samsudeen@aucklandcouncil.govt.nz 021 827 231
			Severin Soder (urban design/architecture)	severin.soder@architectus.co.nz 021 819 758
			Warren Nicholson (3D visualiser)	Warren.Nicholson@architectus.co.nz 021 2085 984
			Ian Clark (consultant transport engineer)	ian@flownz.com 0274 722 870
			Megan Walker (historic heritage / special character)	megan.walker@aucklandcouncil.govt.nz 021 871 690

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
020	Precincts NPS UD MDRS Response	I214 Wynyard Precinct	Elisabeth Laird (planner)	Elisabeth.Laird@aucklandcouncil.govt.nz 021 717 335
			Peter Kensington (consultant landscape architect)	peter@kplc.co.nz 027 227 8700
			Sheerin Samsudeen (urban design)	Sheerin.Samsudeen@aucklandcouncil.govt.nz 021 827 231
			Severin Soder (urban design/architecture)	severin.soder@architectus.co.nz 021 819 758
			Warren Nicholson (3D visualiser)	Warren.Nicholson@architectus.co.nz 021 2085 984
			Ian Clark (consultant transport engineer)	ian@flownz.com 0274 722 870
			Megan Walker (historic heritage /special character)	megan.walker@aucklandcouncil.govt.nz 021 871 690
			Ezra Barwell (parks policy)	Ezra.Barwell@aucklandcouncil.govt.nz 021 897 004
020	Precincts NPS UD MDRS Response	I412 Flat Bush Precinct	Daniel Kinnoch (consultant planner)	daniel.kinnoch@colabplanning.co.nz 022 091 7233
			Nigel Lloyd (acoustic consultant)	nigel@acousafe.co.nz 027 448 0282
020	Precincts NPS UD MDRS Response	I530 Orewa 2 Precinct	Dave Paul (planner)	Dave.Paul@aucklandcouncil.govt.nz 021 897 045
			Other experts to be advised	
020	Precincts NPS UD MDRS Response	I540 Takapuna 1 Precinct	Christopher Turbott (planner)	Christopher.Turbott@aucklandcouncil.govt.nz - 021 240 3272
			Other experts to be advised	

Topic number	Topic	Sub-topic	Council's experts	Email/ Contact details
020	Precincts NPS UD MDRS Response	I605 Hobsonville Point Precinct	Michele Perwick (planner)	Michele.Perwick@aucklandcouncil.govt.nz 021 684 208
			Other experts to be advise.	
020	Precincts NPS UD MDRS Response	I610 Redhills Precinct	Bruce Young (planner)	bruce.young@aucklandcouncil.govt.nz 021 854930
			Eryn Shields (planner)	Eryn.Shields@aucklandcouncil.govt.nz 021 246 3217
			Other experts to be advised	