

# National Policy Statement Urban Development

## Independent Hearings Panel

### Auckland

# GUIDE TO CREATING A TOPIC OR SUBTOPIC PARTIES LIST

### Primary Submitters List

To get a list of all primary submitters and submission points relating to a Hearing topic follow the steps below:

1. Open the Auckland Council Combined summary of all decisions requested (at 20 March 2023) including errata submission points (Excel format) on the [PC78 webpage](#). If it is updated the date may change.

## Plan change documents

### Combined summary of all decisions requested (at 20 March 2023) including errata submission points

Select all

 **Download all**

Combined summary of all decisions requested (at 20 March 2023)  
including errata submission points

**PDF** 5.1 MB

Combined summary of all decisions requested (at 20 March 2023)  
including errata submission points (Excel format)

**XLSX** 1.3 MB

 **Download all**

- Filter using Columns E (Topic) and F (Subtopic) for topic and subtopic to get a list of all submission points for each subtopic, this list will give you the submitter name (column B), submission number and the specific submission point (column A) related to that subtopic.

Sub/Point	Submitter Name	Address for Service	Summary of Decisions Requested	Topic	Subtopic
287 152.2	Oliver Wilson	oliver.wilson.o.w@gmail.com	Remove the Special Character Overlay as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
288 153.1	Trudy Brisbane	trudybrisbane12@gmail.com	Remove the Coastal Erosion QM from 8C Island View Terrace, Howick.	Qualifying Matters A-I	Significant Natural Hazards
289 153.2	Trudy Brisbane	trudybrisbane12@gmail.com	Rezone 8C Island View Terrace, Howick to MHU zone.	Urban Environment	Single or small area rezoning proposal
290 154.1	Graeme McInnes	graeme.mcinnnes@gmail.com	Reject the plan change due to infrastructure limitations and the poor quality of housing.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
291 154.2	Graeme McInnes	graeme.mcinnnes@gmail.com	Reject the plan change recognising the poor quality of housing and infrastructure constraints specifically along Dominion Road.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
293 155.1	Trellio	trellio@windows.live.com	Provide housing for homeless people, Māori and other New Zealanders before housing non-citizens.	Plan making and Procedural	General
293 155.2	Trellio	trellio@windows.live.com	Add traffic speed bumps on Vine Street, Mangere East.	Plan making and Procedural	General
294 156	Withdrawn				
295 157.1	Bhupinder S Dalal	bhuppyd@gmail.com	Remove the QM of flooding from 154 Favona Road, Favona.	Qualifying Matters A-I	Significant Natural Hazards
296 157.2	Dalal	bhuppyd@gmail.com	Rezone 154 Favona Road, Favona to MHU.	Urban Environment	Single or small area rezoning proposal
297 158.1	Rebecca Story	rstorr86@gmail.com	Recognise the infrastructure constraints of wastewater in Te Atatu Peninsula.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
298 158.2	Rebecca Story	rstorr86@gmail.com	Recognise the stormwater/flood issues associated with increase intensification and in particular flooding at 8 Hikurangi Street, Te Atatu Peninsula.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
299 158.3	Rebecca Story	rstorr86@gmail.com	Recognise the transport infrastructure constraints in Te Atatu Peninsula.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
300 159.1	Richard James Lunjevich	lunjevich@gmail.com	Support the upzoning of 45 Canrose Place, Glenfield.	Plan making and Procedural	General
301 160.1	Tara-Lee Kevey	tikevey@gmail.com	Retaining the single house zone and heritage (inferred as referencing loss of special character areas).	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
302 161.1	Bruce Michael O'Brien	nbruce@yahoo.com	Add QM Special Character to properties at 1/18-26 Landscape Road, Mt Eden.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
303 161.2	Bruce Michael O'Brien	nbruce@yahoo.com	Rezone properties at 1/18-26 Landscape Road, Mt Eden to Single House Zone.	Urban Environment	Single or small area rezoning proposal
304 161.3	Bruce Michael O'Brien	nbruce@yahoo.com	[Regarding proposed rezoning of 2-40 Landscape Road], surely Auckland Council should look at the ages of these houses and then make an educated decision on what should remain in the character zone based on the decade built. Suggest making the proposed change in zone effective from number 28 Landscape Road, Mount Eden where the houses are less grand and decades newer. These houses are also not very visible from the street. They are 1940-1960's houses. Houses from 2-16 are also newer than submitter's house [at 18 Landscape Road], circa 1920-1990 houses [refer to table on page 4 of submission for further detail]	Qualifying Matters - Special Character	Special Character Residential - methodology/ scoring system

- You can then use the Auckland Council ["find my submission" tool](#) to search for the submission by entering the plan change number and submitter number or name

[Home](#) > [Plans, policies, bylaws, reports and projects](#) > [Our plans and strategies](#) > [The Auckland Unitary Plan](#) > [Auckland Unitary Plan changes, notices of requirement and material incorporated by reference](#) > Search submissions on Plan Change 78 Intensification (housing) and associated plan changes

## Search submissions on Plan Change 78 Intensification (housing) and associated plan changes

Use this form to search for submissions on the housing intensification Plan Change 78 and related changes that were notified at the same time.

Select plan change or variation number:

Plan Change 78

Submission type:

- Original submissions  
 Further submissions

Enter submission number, submitter name or organisation.

939

Search

4. Click on the submission PDF

## Search results

You are viewing **original submissions** for **Plan Change 78**.

We found **1 result** with **Auckland council**.

### Auckland Council

Submission number 939

[Submission number 939 \(PDF download, 2.9 MB\)](#)

5. Read the submission text next to the annotated submission point number associated with the subtopic.

Issue	Relevant Rule/Provisions	Reason for Submission	Decision/Relief Sought	
H5 Residential-MHU	H5.2(9) Objective	Drafting error "within" should be rephrased as "subject to"	Amend objective H5.2(9) to: Development is enabled on sites <del>within-subject to</del> significant ecological areas where it provides for the protection and management of the significant ecological values.	939.1
H5 Residential-MHU	H5.3(6A)(f) Policy	Remove duplication in policy by deleting the words shown in strikethrough	Amend Policy H5.3(6A)(f) to:.. minimising <del>adverse effects on the natural environment, including restricting</del> the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;	939.2
H5 Residential-MHU	H5.3(14)	Drafting error in policy	Amend Policy H5.3(14) to: Require development <del>of four or more dwellings per site</del> to contribute to a safe urban road environment for pedestrians through improvements to the adjacent road network.	939.3
H3A Residential LDR	H3A.2(11)	Drafting error -amend objective by deleting the work 'public'	Amend objective by the following deletion: Intensification is avoided in areas with significant <del>public</del> transport infrastructure constraints.	939.4
E38 Subdivision	E38.8.1.2(3) & (4) Pedestrian Access to rear sites	Consistency between E27 and E38 provisions- errors	Amend text to require a 1.8m delineated footpath within the formed carriageway for <10 dwellings where this leads to a pedestrian only accessway and align provisions in E27 & E38.	939.5
E27 and E38	E27.6.6.3& E27.6.6 Pedestrian access	Omission - provision needs to address circumstances where a development of	Amend text to provide:	

## Further Submitters List

To get a list of all further submitters and submission points relating to this topic follow the steps below:

1. Open the Auckland Council Report by further submission number (Excel format) on the council's [PC 78 webpage](#).

## Plan change documents

### Further submission report documents

<input type="checkbox"/> Report by original submission number 894.1-958.100	PDF 4.8 MB
<input type="checkbox"/> Report by original submission number 938.101-949.158	PDF 5.9 MB
<input type="checkbox"/> Report by original submission number 950.1-1073.100	PDF 9.3 MB
<input type="checkbox"/> Report by original submission number 1073.101-1080.267	PDF 7.9 MB
<input type="checkbox"/> Report by original submission number 1081.1-1585.212	PDF 11.5 MB
<input type="checkbox"/> Report by original submission number 1586.1-2040.162	PDF 14.6 MB
<input type="checkbox"/> Report by original submission number 2041.1-2398.2	PDF 15.7 MB
<input type="checkbox"/> Report by further submission number (Excel format)	XLSX 17.7 MB
<input type="checkbox"/> Further submitter list in alphabetical order	PDF 294.9 KB
<input type="checkbox"/> Further submitter list in numerical order	PDF 301.7 KB
<input type="checkbox"/> PC78 Further submissions find my submission tool	PDF 111 KB

2. Filter using Columns G (Topic) and H (Subtopic) for topic and subtopic to get a list of all further submission points for each subtopic, this list will give you the further submitter name (column B), further submission number (column A). You can also see which primary submitter name (column E) and primary submitter number and point (column D) the further submission supports or opposes (column C).

Plan Change 78 - Intensification								
Further Submissions Report (FSR)								
Further Submission	Further Submitter	Support/ Oppose	Sub#/point	Submitter name	Summary of Decisions Requested	Topic	Subtopic	
55	FS06	Balmoral Residents Association Incorporated	Oppose	871.24	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Plan making and procedural	Consultation and engagement
440	FS13	Keith Law	Oppose	836.17	North Eastern Investments Limited	NEIL supports a duplicate submission in English of all Te Reo submissions being approved by the original submitter (as a correct submitter-approved English translation) prior to further notification. NEIL supports the original Te Reo submission and the English translation of the original Te Reo submission being numbered as the same submission for further submission notification. NEIL supports the provision of an English	Plan making and procedural	Consultation and engagement
734	FS13	Keith Law	Oppose	871.22	Property Council New Zealand	Work closely with Central Government to unlock further joint funding of core infrastructure to support development [refer to page 2 of the submission for further details].	Plan making and procedural	Consultation and engagement
736	FS13	Keith Law	Oppose	871.24	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Plan making and procedural	Consultation and engagement
4792	FS16	Robert Hay	Oppose	836.17	North Eastern Investments Limited	NEIL supports a duplicate submission in English of all Te Reo submissions being approved by the original submitter (as a correct submitter-approved English translation) prior to further notification. NEIL supports the original Te Reo submission and the English translation of the original Te Reo submission being numbered as the same submission for further submission notification. NEIL supports the provision of an English	Plan making and procedural	Consultation and engagement

- You can then use the Auckland Council [“find my submission” tool](#) to search for the further submission by entering the plan change number and further submitter number or name.

The screenshot shows the Auckland Council website interface. At the top, there is a red banner with the text "State of local emergency". Below this is the Auckland Council logo and navigation elements including a search bar, a menu icon, and a "myAUCKLAND login" button. The main content area features a breadcrumb trail: "Home > Plans, policies, bylaws, reports and projects > Our plans and strategies > The Auckland Unitary Plan > Auckland Unitary Plan changes, notices of requirement and material incorporated by reference". Below the breadcrumb is a search bar with the text "Search submissions on Plan Change 78 Intensification (housing) and associated plan changes". The main heading is "Search submissions on Plan Change 78 Intensification (housing) and associated plan changes". Below the heading is a sub-heading: "Use this form to search for submissions on the housing intensification Plan Change 78 and related changes that were notified at the same time." The search form includes a dropdown menu for "Select plan change or variation number:" with "Plan Change 78" selected. Below this is a "Submission type:" section with two radio buttons: "Original submissions" (unselected) and "Further submissions" (selected). At the bottom of the form is a text input field labeled "Enter submission number, submitter name or organisation." with the number "252" entered. A blue "Search" button is located at the bottom right of the form.

- Click on the further submission PDF
- Read the further submission text to find their reasoning for supporting or opposing the primary submission.

For further assistance with any of the above please feel free to contact the Friend of the Submitter service:

[friendofsubmitter@aecom.com](mailto:friendofsubmitter@aecom.com) or phone number 021 349 521